

General Plan

Town of Woodside
California

1976

City planning - Woodside
[Woodside Town Council]

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GENERAL PLAN FOR WOODSIDE

Approved by Planning Commission, June 24, 1976
Resolution 1976-236

Adopted by Town Council, August 2, 1976
Resolution 1976-3066

This plan is based on the proposed amended General
Plan prepared by William Spangle & Associates,
submitted to the Town on April 23, 1976

Oversized Map or Foldout not scanned.

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I hereby certify
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INTRODUCTION

This General Plan is a long-range, comprehensive, general guide to the future development of the Town of Woodside and territory outside its boundaries which bears relation to its planning. It describes the desired character and quality of the community; sets forth the goals and objectives of the Town; and states the policies that Town government will follow to achieve these goals and objectives.

This Plan is long-range indicating the changes desired and anticipated during a period of ten to fifteen years in the future. It is intended to serve as a guide to the day-to-day decisions that Town government, other public agencies, and private parties will make affecting the character of the community. The term community means the body of people closely tied to the Town of Woodside and adjoining areas by common concerns, needs and desires; in geographic extent, it includes the Planning Area (see Diagram 1) unless the context clearly indicates otherwise.

This Plan is general; it deals with uses of broad areas of land and the character of the environment. It does not include specific development schemes for individual properties, but rather establishes the context within which private and public property is to be used.

This Plan is comprehensive, in that it considers the range of topics considered to be important to the future form and character of the community. These include natural physical conditions, land use, population growth and characteristics, traffic flow, and activities, needs and desires of members of the community. While many of the topics given special attention in formulating the Plan relate primarily to the physical environment of the community, it is recognized that they also influence and are affected by economic conditions (such as property values, and the volume of retail sales), and social conditions (such as life style, access to public services, and housing).

It is intended that this General Plan be reviewed annually by residents and officials of the Town to make sure that it continues to reflect the desires of the members of the community and changing conditions. The Plan should also be subjected to a thorough review and updating at intervals of not greater than five years so that it will continue to provide a realistic guide for the conservation and development of the community.

This General Plan consists of text and diagrams, which are mutually supportive, and interrelated. The Plan is divided into a number of "Elements", many of which are required by State Law. The general location and extent of land uses, facilities, and problem areas are shown on the Plan Diagram (see paragraph 1600). The tables and figures listed in the Table of Contents are integral parts of the General Plan.

This General Plan includes a "Local Area Plan" of the Town Center; this is a general plan for one small section of the larger Planning Area. Other "Local Area Plans" may be prepared in the future for other sections of the Town and adopted as amendments to this General Plan.

- 8 It is estimated that as of January 1, 1975 there were about 1,350 main dwellings in Woodside. Annexations of the Skywood Acres and the Stockbridge Avenue area and new construction increased this to a total of about 1,450 main dwellings in 1976. A study of the "holding capacity" of the lands in Woodside indicates that there are building sites for between 800 and 1,100 additional main dwellings inside the Town limits. The total number of main dwellings in Woodside, therefore, could increase to between 2,200 to 2,500 in the future--an increase of from 55 to 75% above the 1976 number. The higher of these estimates is based on the assumption that all vacant private properties will be developed to the extent permitted by Town regulations in force in 1976. The lower figure reflects an assumption that a number of the potential building sites will not be developed. From 1960 to 1975 an average of 25 building permits per year were issued for main dwellings in Woodside. If this rate continues in the future, it would take from 32 to 44 years to complete construction of all the main dwellings that could be built in the Town under regulations in force in 1976.
- 9 Planning has played an important role in the history of Woodside. During the election campaign of 1956, which resulted in the incorporation of the Town, the issue of local control over the future development of the Town was of primary importance; the citizens of the Woodside area voted to incorporate a new town, largely so they could do their own planning and maintain the rural, residential character of the community.
- 10 The first Town Master Plan (General Plan) was adopted in 1959. In 1970 a revised and updated General Plan was adopted, superseding the 1959 Plan. In 1970 and 1972 the State Legislature amended the State laws governing local planning. Woodside, acting to comply with State requirements, added the following "elements" to its General Plan:
- Open Space Element - July 10, 1973
 - Conservation Element - September 11, 1973
 - Noise Element - September 10, 1974
 - Scenic Roads and Highways Element - December 10, 1974
- 11 The General Plan presented herein is based on a comprehensive review and updating of previously adopted plans. With its adoption, this General Plan supersedes the Master Plan of 1959, the General Plan of 1970, and the four Elements cited above. The Town Center Plan (also a part of this General Plan) is under study and revisions are under consideration.
- 12 This General Plan is a statement of governing policy; it is not a Town regulation. This Plan will be put into effect through the enactment and administration of regulations and pursuit of programs based on this Plan. The most important of these regulations govern land use, subdivision, and site development. The regulations now in force at the time this amended General Plan is adopted will be reviewed to make sure they are consistent with this Plan; if inconsistencies or inadequacies are found, amendments will be considered and, as necessary or appropriate, adopted.

Text in [/] is explanatory and not adopted as governing policy. The number in parentheses () appearing after a reference to a publication is the number of the publication listed in Appendix A.

13

Definitions

14

Bike Lane: see paragraph 2428.

Circulation Terminology: see paragraphs 2404, 2405.

Critical Facilities: those structures, or uses of land, which are especially important for the preservation of life, the protection of property, or for the continuing functioning of society. (See paragraph 2109.)

Decibel: see paragraph 2801.

Fault: a plane or surface in earth materials along which failure has occurred and materials on opposite sides have moved relative to one another in response to the accumulation of stress in the rocks.

Active Fault: a fault that has moved in recent geologic time and which is likely to move again in the relatively near geologic future.

Inactive Fault: a fault which shows no evidence of movement in recent geologic time and no evidence of potential movement in the relatively near future.

Fault Zone: a zone of related faults which commonly are braided and subparallel, but which may be branching and divergent. It has significant width ranging from a few feet to several miles.

Fault Trace: the line formed by the intersection between a fault plane and the ground surface; it is graphically portrayed as a line plotted on geological maps.

Flood or Flooding: the general and temporary condition of inundation of normally dry land areas from the overflow of streams.

Sheet Flooding: movement of near uniform sheets of water down the surface of a slope.

100 Year Flood: the highest level of flooding that, on the average, is likely to occur once every 100 years. (That is, the flood that has a one percent chance of occurring each year.)

Ground Failure: includes mudslide, landslide, soil liquefaction, earth subsidence, lurch cracking, surface faulting, differential settlement, lateral spreading.

Hazard: a source of danger, peril, or jeopardy.

Definitions continued:

Highways, Types and Categories: see paragraphs 2404 and 2405.

Institution: an established organization devoted to civic, religious, cultural, social or charitable purposes.

Intensity of Development: a measure of the relationship of space in structures and other developed space to total parcel area.

Landslide: the downslope movement of masses of earth material.

Active Landslide: a landslide which is moving or shows signs of movement within historic time.

Ancient Landslide: a landslide deposit which does not show signs of movement within historic time.

Landslide Deposit: earth materials which have been deposited through the process of landsliding.

Land Use:

Land Use Intensity: usually measured by such factors as: frequency and duration of use and its impact on the site and adjoining land; degree of development as measured by relationship of space in structure and other developed space to site area.

Principal Use: the primary use on a parcel.

Accessory Use: a use subordinate to the principal use.

"Maximum Probable" Earthquake: the greatest magnitude earthquake which can reasonably be expected to occur in a particular area.

Noise: see paragraph 2801.

Open Space: see paragraphs 2304 and 2305.

Open Space Land: see paragraph 2306.

General Open Spaces: see paragraph 2307.

Linear Open Spaces: see paragraph 2315.

Definitions continued:

Parcel: all contiguous land in one ownership or a lot in a subdivision approved or otherwise recognized by the Town.

Paths, Types and Categories: see paragraph 2428.

Population Density: a measure of intensity of human occupation of land; may be stated in terms of persons per acre (or other unit of land area), or families or households per unit of land area.

Risk: exposure to hazard with possibility of loss or injury.

Acceptable Risk: the level of risk that the majority of citizens will accept without asking for governmental action to provide protection. (See paragraph 2108.)

High Risk: high probability of damage being inflicted; strong likelihood of property loss or personal injury.

Risk Rating: see paragraphs 2110 and 2111.

Roads, Types and Categories: see paragraphs 2404 and 2405.

Seismic: pertaining to or caused by an earthquake.

Soil Liquefaction: change of water-saturated cohesionless soil to a fluid-like state usually from intense ground shaking; soil loses strength and flows as a liquid.

Traffic, Local, Through: see paragraph 2404.

Trails, Types and Categories: see paragraph 2428.

Transit: see paragraph 2436.

PART I - FOUNDATIONS OF THE PLAN

1000

PLANNING AREA

The Planning Area shown on Diagram No.1 includes the Town of Woodside and adjoining lands which bear a relation to its planning. The lands beyond the Town boundary include:

1100

Areas of Influence Assigned to the Town by the San Mateo County Local Agency Formation Commission (LAFCO). The General Plan expresses firm Town policy for future development of these areas and provides the basis for rezoning and other effectuation measures required to carry out the General Plan.

1101

Other Areas of Concern to the Town including adjoining lands within the jurisdiction of other cities or assigned to their spheres of influence by LAFCO and lands in the unincorporated area not assigned to any sphere of influence. For unincorporated areas, not in any sphere of influence, the General Plan expresses general Town policy to provide a basis for collaborative programs or negotiations with San Mateo County. For lands in other cities or their spheres of influence, the Plan indicates the Town's desires regarding the general character and quality of present and future use of these lands and provides a basis for communication with these other jurisdictions.

1102

The limits of the Planning Area are fixed to include lands adjoining the Town where the type and intensity of use are of substantial concern to the Town because of the need to: 1) protect outlook from the Town; 2) insure compatibility between uses within and adjacent to the Town; and 3) prevent adverse impact stemming from higher intensity uses causing increased traffic, noise, or demands on public facilities and services. The Planning Area thus includes portions of Redwood City, Atherton, Menlo Park, Portola Valley and their spheres of influence, together with segments of unincorporated lands. It includes most of the drainage areas tributary to streams flowing through Woodside. It extends over the western ridge to include a band of land west of Skyline Boulevard because of the Town's interest in protecting the natural resources and visual aspect of this critical area.

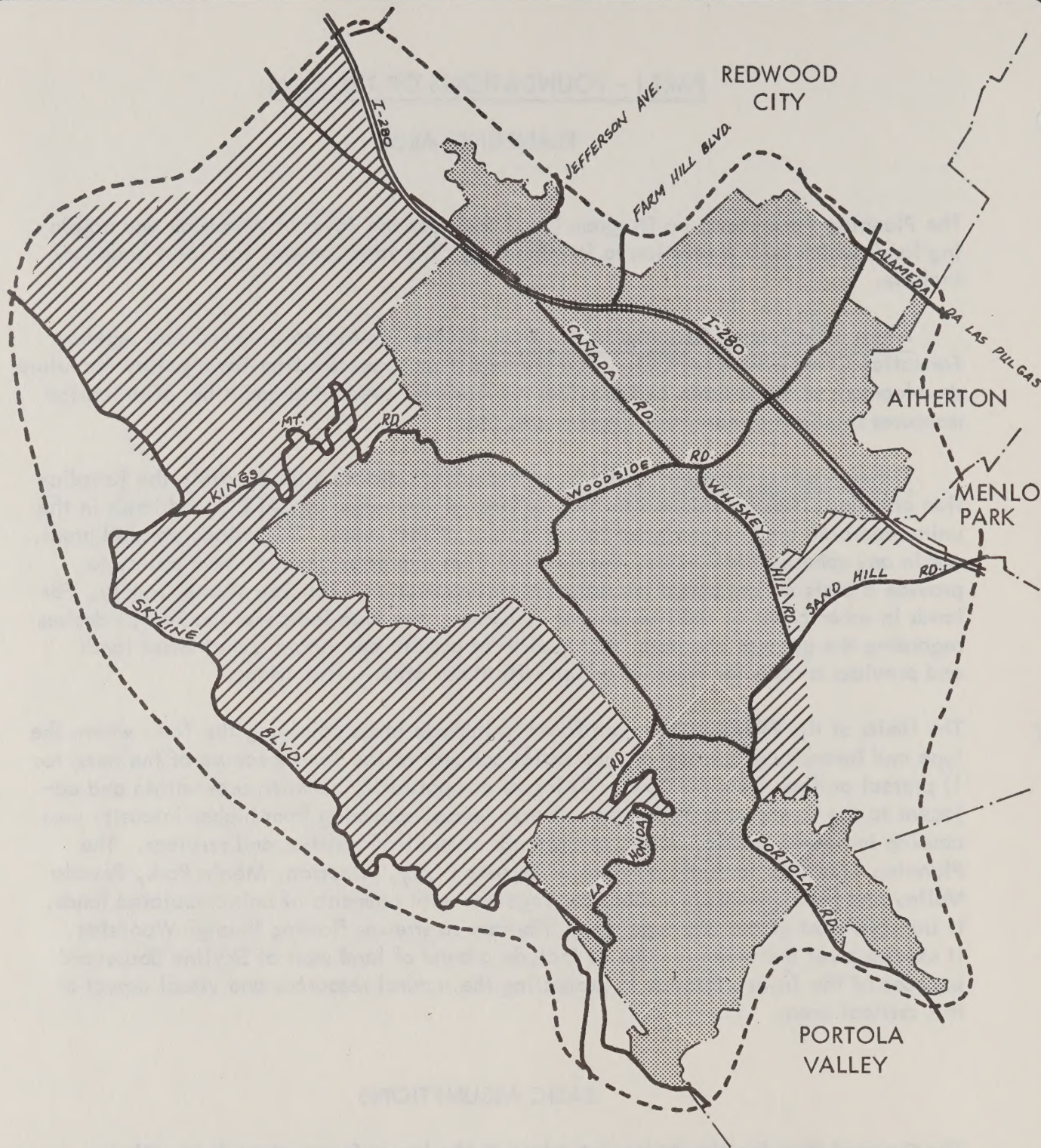
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BASIC ASSUMPTIONS

The General Plan for Woodside must relate to the larger forces at work at national, state, and regional levels. Most importantly, it must relate to forces at work in the San Francisco Bay Area. Following are the assumptions on which this plan is based:

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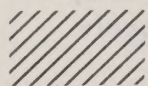
1. Major and permanent changes in the economy of the nation, and of California and the Bay Area, are not anticipated. While there will be, from time to time, fluctuations in economic conditions, they are not anticipated to be of a magnitude to cause major changes in development patterns in Woodside.



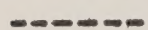
PLANNING AREA



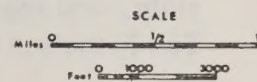
Town of Woodside
(Incorporated Area)



Unincorporated Areas Within
Woodside Sphere of Influence



Woodside Planning Area Boundary



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TOWN OF WOODSIDE

DIAGRAM NO. 1

2. The shortage of fossil fuels which gained widespread recognition in 1974 will cause Americans to reconsider their use of natural resources over the coming years. This will result in greater re-cycling of materials, production of a more efficient means of transportation, and changes in life styles. The changes of life style will tend toward less usage of the private automobile, towards a concentration of population in urban areas, and towards Woodside being populated by those persons who choose a rural atmosphere, knowing that either they will have to reduce their inter-community travel, or will have to pay substantially more for it. While the shortage of fuel and other natural resources may change the life style of Woodside residents, there is no indication that this will make a substantial change in the physical form of the Town.
3. There will be a continued gradual decline in the number of hours per average work week, and workers will retire at an earlier age; this will make available to Bay Area residents more time for political, cultural, social, educational, and recreational activities.
4. The rate of population growth in California, the Bay Area, and the Midpeninsula will be substantially slower between the years 1970 and 1990 than it was between 1950 and 1970.
5. Despite reduced population growth, the demand for housing in the Midpeninsula area will continue to be strong, because of the attractiveness of the area.
6. Transportation between Woodside and other parts of the Bay Area will not change significantly prior to 1990, although somewhat greater reliance will be placed on public transportation, because of the scarcity of energy resources. Transportation by private automobile, which was made more convenient with the opening of The Junipero Serra Freeway (I 280), will remain at about its present level of convenience.
7. Although convenience shopping will be available locally for Woodside residents, many of their needs for goods and services will continue to be satisfied through outlets and facilities in other parts of San Mateo County and the Bay Area.

REGIONAL RELATIONSHIPS

Woodside is closely tied to other parts of the San Francisco Bay Area. Residents of Woodside draw on other parts of the Bay Area for a wide range of cultural, commercial and recreation facilities. Employment centers throughout much of the Bay Area are within the reach of residents of the Planning Area. On the other hand, Woodside is a rather unique part of the Bay Area. It is an area of great natural beauty which is relatively close to major activity centers of the Bay Area. Hence it is attractive for those seeking a rural environment in which to make their homes. Junipero Serra Freeway (I 280), Woodside-La Honda Road, and Skyline Boulevard provide primary highway links to other parts of the Bay Area.

1300

1301

Woodside is also part of the Midpeninsula, a recognized sub-unit of the Bay Area. Palo Alto serves as the hub of this area with major shopping and service facilities in downtown Palo Alto and the Stanford Shopping Center. The Stanford-Palo Alto Hospital Center and Stanford University form another important cluster of district serving activities. In addition to the major cluster of activities in Palo Alto, a diversity of shopping and service facilities and employment opportunities exists in other parts of the Midpeninsula from San Carlos to Mountain View. Major employment and service centers are thus easily accessible to Woodside. As a part of the Midpeninsula, Woodside is important as a low-density residential area set in a natural environment; a large scenic area balancing the intensively developed urban areas to the northeast.

1302

If Woodside and similar communities are to continue to provide a natural environment as an alternative to the congestion of the more intensively developed portions of the Midpeninsula and the Bay Region, the following principles must be observed:

1. Individuals, groups, and government should participate in the planning, management, and use of the limited natural resources of the Bay Area in order to conserve and, where necessary, restore a desirable environment.
2. Regional patterns of growth and development should be defined through appropriate regional planning mechanisms with projections based on environmental constraints, space availability, and reasonable extension of services and facilities. Local regulatory measures should be used as one means of implementing the regional plan.
3. The Bay Area is and should continue to be composed of many communities, each with its own characteristic qualities. It is appropriate for some communities to be intensively urbanized; it is also appropriate for some communities, such as Woodside, to remain rural in character. Planning for the Bay Area should recognize these differences, and strive to strengthen the good features of each form of community development.
4. Belts of existing open land adjoining communities should be preserved in order to reduce urban sprawl and promote community identity.
5. Much of the landscape of the peninsula, such as the San Francisco watershed lands, the Skyline ridge, the wooded mountains, and the oak studded foothill grasslands, is of regional significance; its preservation is of importance to residents of the entire Bay Area.
6. State and regional agencies should exercise effective environmental controls, such as air and water pollution regulations, and noise abatement programs, which will improve the quality of the physical environment.
7. All persons in the Bay Area should be able to obtain adequate housing in satisfying neighborhoods and in locations convenient to jobs, and needed community facilities and services. Each community should be viewed in this regional context, and

should provide the housing types that are best suited to its natural setting and its proximity to employment, recreation, shopping, services, and educational and cultural facilities.

8. In the areas adjoining Woodside effective planning and control of development is needed to prevent adverse effects on the Woodside environment.

GENERAL COMMUNITY GOALS

The major community goals stated below are general in nature and provide the most basic policy for the General Plan:

1400

1. To preserve and enhance Woodside as a scenic rural residential community.
2. To protect and enhance the unique character of the Town.
3. To protect persons and property from unreasonable exposure to hazards found in the local environment, such as fire, flood, unstable ground, erosion, and earthquakes.
4. To prevent loss of life, reduce injuries and property damage, and to minimize economic and social dislocations which may result from natural disaster or other calamity.
5. To conserve the natural environment of the Town, and to minimize disturbance of the natural terrain.
6. To conserve the important vistas, such as those of the western hillsides as seen from the valley below, and those of the valley as seen from the hillsides.
7. To designate adequate space for services and facilities to meet frequently recurring needs of residents of the local community.
8. To de-emphasize the reliance on private auto and increase use of alternate means of travel.
9. To provide a system of paths, trails and roads to:
 - a. Afford access to individual properties within the community.
 - b. Permit safe, pleasant, and reasonably convenient travel between parts of the community.
 - c. Connect local areas within the community to main paths, trails and thoroughfares in adjoining areas.
 - d. Provide for travel through the community only to the extent necessary because of the physical setting of the community.

GENERAL PRINCIPLES

1500

The following principles provide general guidelines for conservation, development, and use of land and other resources in the Planning Area:

1. The Town of Woodside and the areas located outside its boundaries, but adjacent and closely related to it, should be planned as a unit.
2. Future uses of land in Woodside should, in general, be restricted to residential uses, conservation and open space preserves for watershed protection, scenic enjoyment and recreation, and such public, private and commercial uses as are necessary to provide reasonable or accustomed services to local residents.
3. The potential for development within the Woodside Planning Area is limited by natural constraints (such as steep lands, seismic hazards, and unstable soils) and by the desires of the residents to maintain the rural character of the area.
4. The population density pattern should be consistent with (1) the role of Woodside as a transition area between the urban densities in neighboring communities on the Bay and the predominantly agricultural and open space uses west of Skyline Boulevard; (2) existing patterns of development within the Town; (3) the need for proper utilization of the undeveloped areas within the Town; (4) the preservation of natural open spaces and natural scenic areas in the Woodside Planning Area; and (5) the recognition of areas within the Town which are not suited for development because of natural hazards.
5. Care should be taken in the development and use of lands in the Planning Area to protect Woodside and downstream communities against excessive storm water runoff and flooding, erosion, losses by landslides, and other natural hazards.
6. The Town Center should be maintained as the focal area of the Town, containing public and private facilities serving the Town. The commercial center at Skyline Boulevard and La Honda Road should be maintained to serve primarily the residents of the immediate vicinity.
7. Utility lines and services should not be extended in advance of defined need.
8. Care should be taken in the development of the Woodside Planning Area to protect the underground water table from depletion or deterioration.
9. Public school buildings and grounds, as a complement to their primary function of education, should be designed and used as much as possible to serve the cultural, civic and recreational needs of the community.
10. Local recreational facilities should be conveniently located within the community to serve the requirements of residents. Public facilities should be provided when necessary to supplement private, commercial and institutional facilities and add

to the enjoyment of country living. In planning for recreation facilities, allowance should be made for expansion to meet future needs of the residents.

PLAN DIAGRAM (in pocket, back cover)

The Plan Diagram is a general indication of the location and extent of land use areas, facilities, problem areas, and other features and is not intended to be precise in regard to specific location or limits of areas or features shown. The Diagram, together with the objectives, principles, standards and descriptions set forth in the text, provides a guide to the establishment of zoning districts and the specific extent of areas which may be included in programs designed to implement the plan. It is intended that the precise location of zoning district boundaries and the specific extent of areas which may be included in programs to implement the plan be based on information which is adequate to the purposes in view. For some purposes, information more specific than that on which the General Plan was based will need to be acquired and interpreted regarding natural and cultural features and other relevant matters.

1600

[See also pars. 1, 3, 6 and 12.]

Use categories are defined and described in the Land Use Element and the Open Space Element; numbered areas are open space lands and historic sites listed in Table 7 and paragraph 2392 respectively. The road system shown on the Diagram is defined and described in the Circulation Element.

1601

[A copy of this Diagram, in color, is on display at Town Hall.]

SEISMIC SAFETY/SAFETY ELEMENT

2100

INTRODUCTIONPurpose

The Seismic Safety/Safety Element (SS/S Element) presents: 1) an identification and evaluation of geologic and fire hazards in the Woodside Planning Area, 2) a statement of official Town policy for the avoidance, reduction, or abatement of those hazards, and 3) guidelines for disaster response. The basic purpose of the Element is to provide a policy basis for measures the Town can take to prevent loss of life, reduce injuries and property damage, and minimize economic and social dislocations which could result from earthquake, conflagration, or other natural or man-made disasters.

2101

Scope

This element does not attempt to deal specifically with the entire range of hazards that do or could affect persons and property in Woodside. In addition to the geological hazards, flooding hazards, and fire hazards, there are such hazards as: wind storm, lightning, and falling trees, unsafe structures, motor vehicle accidents, crime (including theft, threats to personal safety, and vandalism). These and other hazards are dealt with to some degree in other elements of this General Plan. In addition, Town regulations and State laws provide public policy and regulate conduct in relation to a wide range of hazards. Consideration should be given to further evaluation of the wide range of hazards in relation to current governmental regulations and programs in public safety fields to determine the further extent to which the powers and resources of Town government could be beneficially utilized to improve public safety. Specific hazards could be ranked in relation to impact, efficacy of present programs, and costs. The basic question is: How can Town powers to inform, regulate, or provide facilities and services be more beneficially applied (in a cost-effective sense) to increase public safety without unduly infringing upon personal freedom of choice and action?

2102

Definitions

Technical terms used in this Element are defined in the Introduction of this General Plan.

2103

GOALS, OBJECTIVES, AND GENERAL POLICIESSafety Goals

The basic goals are to prevent loss of life, to reduce personal injuries and property damage, and to minimize economic and social dislocations which may result from earthquakes, other geologic hazards, fires and other hazards.

2104

Safety Objectives

2105

The objectives for safety are:

1. To define the relative degree of risk in various parts of the Planning Area so that this information may be used as a guide for risk avoidance for new construction, and for risk abatement for existing development.
2. To minimize the risk from identified hazards; however, it is recognized that it is neither possible nor economically feasible to provide absolute protection from all hazards.
3. To plan for appropriate uses of land in areas which have higher risks than are appropriate for residential occupancy.
4. To ensure that facilities whose continuing functioning is essential to society, and facilities needed in the event of emergency, are so located and designed that they will continue to function in the event of fire or natural disaster.
5. To facilitate post-disaster relief and recovery operations.
6. To increase public awareness of geologic, flood and fire hazards, and of the means available to avoid or mitigate the effects of these hazards.

2106

General Safety Policies

1. Uses of land should be controlled to avoid exposure to risk in excess of the level generally acceptable to the community (defined as "Acceptable Risk" in paragraph 2108).
2. The works of man, to the maximum extent feasible, shall be located so as to avoid areas which present high risk exposure.
3. Development in hazardous areas shall, in general, be limited to structures and improvements, damage to which would not threaten human life or cause substantial financial loss in the event of damage.
4. In those few instances where utility lines and roads are located in or crossing high hazard areas, all reasonable measures shall be taken to insure continuity or quick restoration of service.
5. In high hazard areas, subdivision of land shall not be permitted unless and until adequate mitigating measures are assured.
6. Critical facilities, such as major transportation links, communications and utility lines, and emergency shelter facilities, should be located, designed and operated in a manner which maximizes their ability to remain functional after a disaster.

7. New structures shall be designed and constructed to withstand, within levels of acceptable risk, the hazards known to exist at their locations.
8. The public should be made aware of hazards and measures which can be taken to protect lives and property.

ACCEPTABLE RISK

This section: (a) defines the term "acceptable risk", (b) classifies various structures, occupancies, and land uses for the purpose of risk analysis, and (c) establishes general limits for "acceptable risk" from specified hazards for each class of structure, occupancy, or land use.

2107

Definition

The term "acceptable risk" is used to describe the level of risk that the majority of citizens will accept without asking for governmental action to provide protection. To illustrate this point: consider a site which is subject to occasional flooding. If the chances are one in a thousand that the site will be flooded in any given year, local citizens will probably accept that risk, without asking for governmental protection. If the chances of flooding are one in ten, however, citizens may ask that either governmental regulations be enacted to prohibit people from building homes on the site (in order to protect life and property), or that government build protection devices to control the flood waters.

2108

Critical Facilities

The term "critical facilities" is used to describe those structures, or uses of land, which are especially important for the preservation of life, the protection of property, or for the continuing functioning of society. For the purposes of planning for hazard avoidance or mitigation, structures, occupancies, and land uses in the Woodside Planning Area are classified as indicated in Table 1. Classes 1-A through 3-B in this table are considered to be "critical facilities" in the Woodside Planning Area. Examples in the Woodside Planning Area are the San Francisco Water Department's aqueducts, and the PG&E high pressure gas transmission lines. These are of great importance to many residents in the Bay Area, and are considered to be "critical facilities".

2109

Risk Ratings

Table 1, following, lists structures and land uses for the purpose of risk classification. Exposure of the facilities at the top of the list to frequent, or even occasional hazard, is not tolerated because the injuries to persons and losses to life and property could be so great in the event of damage to any of these facilities. On the other hand, a greater probability of damage to those facilities at the bottom of the list can be tolerated because exposure to the hazard either affects relatively few people or properties, or causes relatively little personal injury or property damage.

2110

TABLE 1- RISK CLASSIFICATION OF STRUCTURES, OCCUPANCIES, AND LAND USES

CLASS	GENERAL CATEGORY	GENERAL EXAMPLES*	WOODSIDE EXAMPLES
These categories are considered "critical facilities"	1-A	Facilities whose failure might be catastrophic	Nuclear reactors, large dams
	1-B	Facilities whose continuing function is critical	Power plants, power inter-tie systems
	2-A	Facilities critically needed for services after disaster	S.F. Water Department aqueducts PG&E 220KV power transmission line PG&E natural gas transmission line
	2-B	Regional highways, bridges, rail lines, overpasses, tunnels	Woodside Fire Station State Div. Forestry Fire Station
	2-C	Major local utility lines and facilities	Interstate Freeway 280 Woodside Road-La Honda Road Sand Hill Road, Portola Road
	2-D	Small dams	PG&E electric substations 12 and 4KV power lines California Water transmission lines
	3-A	High occupancy structures	Searsville Lake Dam Bear Gulch Reservoir Dam
	3-B	Facilities highly desirable for shelter after disaster	High-rise apartments and offices, schools
	3-C	Local roads, utilities and communication facilities	Schools, churches
	4-A	Medium occupancy structures	Canada College Woodside Elementary School Woodside High School
	4-B	Low occupancy structures	Canada College Local schools Local churches
	5-A	Open space lands, with intensive development, or high intensity occupancy	Local roads and bridges Local utility lines Telephone services
	5-B	Open space lands, no developed areas, low intensity occupancy	Town center buildings
			Single family homes
			Menlo Country Club Golf Course Mounted Patrol grounds, Huddart Park
			Hillside open space Open fields

* Some of the general examples given in this table are for purposes of illustration only, and are not anticipated in the Woodside Planning Area.

Table 2, following, classifies the structures, occupancies, and land uses described in Table 1 and establishes general levels of Acceptable Risk in terms of risks to health and safety, risks to continuity of service, and risks of fire or structural damage. The right-hand column of the table under the heading "Level of Acceptable Risk" identifies the general levels of risk that are considered appropriate for each category of structure, occupancy, or land use. The basic premise on which this table is based is that it is the goal of the Town to avoid all loss of life from foreseeable hazards, and to prevent personal injury and reasonably avoidable property damage. Acceptable damage to facilities is correlated with risk levels and provides a guide to structural design requirements for all facilities and fire resistive characteristics for buildings in the several risk classes.

2111

SUMMARY OF POTENTIAL HAZARDS

The Woodside Planning Area is exposed to the following geologic and fire hazards:

2112

A. Seismic Hazards

1. Faulting
2. Ground Shaking
3. Ground Failure, seismically induced
 - a. Landsliding
 - b. Ground Settlement
 - c. Soil Liquefaction
4. Seiches

B. Other Geologic Hazards

1. Landsliding
2. Flooding
3. Erosion and Sedimentation
4. Expansive Soils

C. Fire Hazards

1. Structural
2. Non-structural

A summary description of these hazards is presented below. Further description of these hazards is provided in BACKGROUND REPORT ON THE SEISMIC SAFETY/SAFETY ELEMENT OF THE WOODSIDE GENERAL PLAN, (1) and in the references noted in parentheses at the end of each of the following summaries. References are cited in Appendix A. As new information becomes available which supplements or modifies these descriptions of the hazards, such new information, when officially accepted by the Town, shall be used in applying or interpreting Town policy.

2113

TABLE 2
LEVELS OF ACCEPTABLE RISK FOR VARIOUS TYPES OF STRUCTURES, OCCUPANCIES AND LAND USES

GENERAL CATEGORY OF STRUCTURE, OCCUPANCY, OR LAND USE	POPULATION AFFECTED IN EVENT OF FAILURE OR DESTRUCTION	ACCEPTABLE DAMAGE TO FACILITY	LEVEL OF ACCEPTABLE RISK *
1-A Facilities whose failure might be catastrophic	vast	none which would result in exposing affected population to death or injury	near zero
1-B Facilities whose continuing functioning is critical	vast	none which would impair safety of facility or disrupt function	extremely low
2-A Facilities critically needed after disaster	substantial		
2-B Critical transportation links	substantial	minor non-structural; facility should remain operational and safe, or be susceptible to quick restoration of service	low
2-C Major local utility lines and facilities	substantial		
2-D Small dams	moderate	none which would expose "downstream" population to injury	extremely low
3-A High occupancy structures (schools, churches)	varies	no structural damage; minor non-structural damage, but structures should remain safe and usable	low
3-B Facilities highly desirable for shelter after disaster	varies		
3-C Local roads, utilities, communication facilities	few	damage should be susceptible to reasonably rapid repair (or utility shut-off)	moderate
4-A Medium occupancy structures (commercial bldgs.)	moderate	structural integrity must be retained; (structure should not collapse); damage should not unduly endanger safety of occupants	low
4-B Low occupancy structures (single family homes)	few		ordinary
5-A Open space lands, with intensive development, or high intensity occupancy	varies		moderate
5-B Open space lands, no developed areas, low intensity occupancy	few	not applicable	high

* Levels of acceptable risk range from lowest to highest as follows: near zero, extremely low, low, ordinary, moderate and high.

Faulting

Some traces of the San Andreas fault system in the Woodside area are considered to be currently active, others are deemed inactive, and others are poorly defined and the possibility of their activity is questionable. The active traces in Woodside are by and large rather clearly defined. While future fault movement is most likely to occur along identified active faults, there is always the possibility that movement may occur along traces previously deemed to be inactive or on traces not previously identified. 2114

The most detailed information (available as of January 1976) regarding the location of the fault traces in the Woodside area is found in the report by William R. Dickinson entitled RECONNAISSANCE OF ACTIVE TRACES OF SAN ANDREAS FAULT IN WOODSIDE (2). Map 1, following, shows in sketch form the location of the fault traces identified by Dickinson. Map 1 is for general information only; the Dickinson map at 1" = 600' should be utilized in locating faults or applying policy. (See reference (2).) 2115

Map 2 indicates the location of "Special Studies Zones" established in accordance with the Alquist-Priolo Act. This map indicates the areas within which special studies are required by the Town. (For further and more specific information on faulting, see references (3) and (1) (2) (4) (5) (6) (7) (13). For policies concerning faulting see paragraph 2134.) 2116

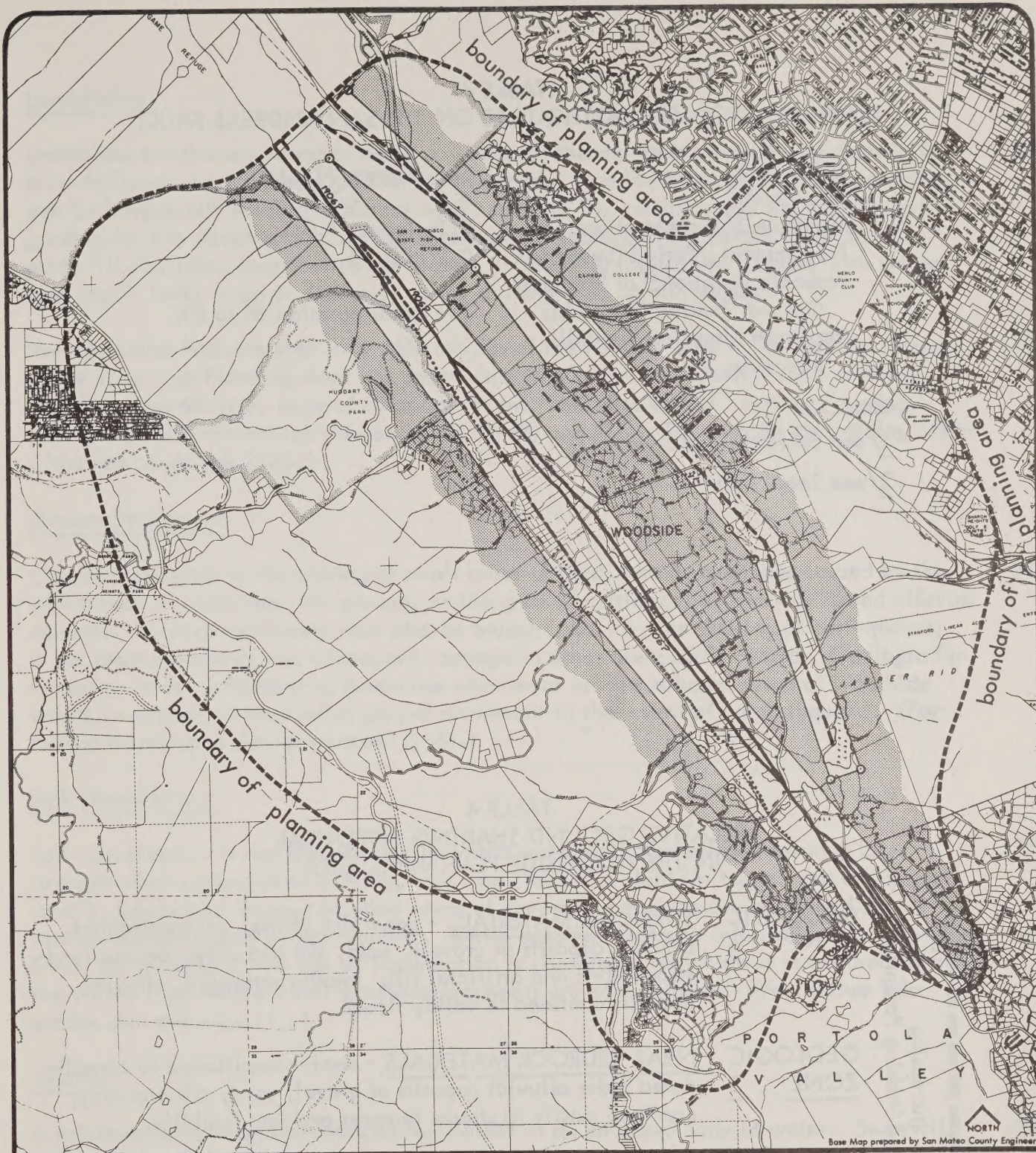
Ground Shaking

Woodside experienced considerable damage from earthquake shaking in the 1906 earthquake, which is estimated to have been of a Richter magnitude 8.3, with local intensities ranging from VIII to XI, on the Modified Mercalli scale (1956 edition). 2117

Experts estimate that there is "significant probability" that the San Andreas fault will experience an earthquake of the magnitude of the 1906 earthquake sometime during the next 30 years; this could be in the Woodside area, or elsewhere along other sections of the fault. (10) 2118

The characteristics of a "maximum probable" earthquake which might affect the Woodside Planning Area are described in Table 3, p.18. Effects of ground shaking in Woodside would vary with different rock formations, soil conditions, and the amount of water present. Those areas which have thick, unconsolidated, water-soaked surficial sediments (such as recent alluvial deposits) have a greater potential for damaging effects due to earthquake shaking than do areas of firm bedrock. Table 4, on page 18, defines three "geologic zones" in the Woodside Planning Area in which the geologic materials are grouped on the basis of their anticipated response to seismic shaking. Materials in Geologic Zone A are considered likely to respond more actively to an earthquake than those in Zone B, which, in turn, would respond more actively than those in Zone C. 2119

Detailed geologic information concerning the Woodside area is not presently available in a form which can provide a basis for predicting the specific earthquake response at individual locations. (For further information, see references (1) (6) (8) (9) (10) (11) (12) and (13). For policies concerning ground shaking see paragraph 2135.) 2120



SPECIAL STUDIES ZONES

LEGEND

POTENTIALLY ACTIVE FAULTS
(FAULTS CONSIDERED TO HAVE BEEN ACTIVE DURING QUATERNARY TIME)

- SOLID LINE WHERE ACCURATELY LOCATED
- LONG DASH WHERE APPROXIMATELY LOCATED
- SHORT DASH WHERE INFERRED
- DOTTED WHERE CONCEALED
- QUERY (?) INDICATES ADDITIONAL UNCERTAINTY
- EVIDENCE OF HISTORIC OFFSET INDICATED BY YEAR OF EARTHQUAKE-ASSOCIATED EVENT OR 'C' FOR DISPLACEMENT CAUSED BY CREEP OR POSSIBLE CREEP

SPECIAL STUDIES ZONE BOUNDARIES

DELINEATED BY CALIFORNIA DIVISION OF MINES AND GEOLOGY IN COMPLIANCE WITH CHAPTER 7.5, DIVISION 2 OF THE CALIF. PUBLIC RESOURCES CODE

IMPORTANT - PLEASE NOTE

- 1) This map may not show all potentially active faults, either within the special studies zones or outside their boundaries.
- 2) Faults shown are the basis for establishing the boundaries of the special studies zones.
- 3) The identification of these potentially active faults and the location of such fault traces are based on the best available data. Traces have been drawn as accurately as possible at this map scale; however, the quality of data used is highly varied. The faults shown have not been field checked during this map compilation.
- 4) Fault information on this map is not sufficient to serve as a substitute for information developed by the special studies that may be required under Chapter 7.5, Division 2, Section 2623 of the California Public Resources Code.

Translated
from DMG
Mapping to
this map by
William
Spangle &
Associates,
January 1975

MAP 2

TOWN OF WOODSIDE

TABLE 3
MAXIMUM PROBABLE EARTHQUAKE ON THE SAN ANDREAS FAULT

Earthquake:	San Andreas (Center)
Magnitude:	8.3
Maximum ^{1/} Acceleration (g):	0.5g (peak 1.0g)
Predominant ^{1/} Period (Seconds):	0.2 to 0.45
Probable Duration ^{2/} of Strongest Ground Shaking (Seconds):	35+ (total duration 50 to 60)
Maximum Modified Mercalli Intensity:	XI

^{1/} see Schnabel and Seed (11)
^{2/} see Seed (12)

TABLE 4
RELATIVE GROUND SHAKING POTENTIAL
IN THE WOODSIDE PLANNING AREA

 Increasing Ground Shaking Potential	<u>GEOLOGIC</u> <u>ZONE</u> <u>A</u>	<u>SURFICIAL MATERIALS</u> - generally young, unconsolidated alluvial deposits of gravels, sand, silt and clay; broken landslide debris and artificial fill; locally saturated, alluvial deposits confined to valley floors.
	<u>GEOLOGIC</u> <u>ZONE</u> <u>B</u>	<u>NEAR-BEDROCK MATERIALS</u> - semi-consolidated to consolidated older alluvial deposits of gravel, sand, silt and clay; confined mostly to stream terraces and low foothills.
	<u>GEOLOGIC</u> <u>ZONE</u> <u>C</u>	<u>BEDROCK MATERIALS</u> - hard stratified to massive deposits of sandstone, shale, minor conglomerate, and serpentine and mafic volcanic rocks; exposed in foothills and higher mountain terrain.

Landsliding

Landslides are the movement of earth downslope; this movement may be rapid (as in a rock-fall), or very slow and gradual (as in creep). In a landslide prone area, landslides can be "triggered" in many different ways, such as: by cutting away the toe of slope in grading for site development or road construction; adding more weight to an area by earth fill, building construction, or water; lubricating the sliding surfaces with water from septic tanks or other drainage; or by shaking from an earthquake.

2121

Recent studies indicate that from 65% to 75% of the hillside area in the western portion of the Woodside Planning Area has been subject to landslide activity; some of these landslides are ancient, some of them are recent, and some are still actively moving. (For further information see references (1) (5) (8) and (14). For policies concerning landslides see paragraph 2136.)

2122

Ground Settlement

Ground settlement is the sinking of small areas of land, and is sometimes caused by the withdrawal of water from the ground, or the gradual settlement of unconsolidated alluvial deposits. Ground settlement may also be brought about by the shaking of earthquakes; it has been a major source of property damage in other areas of the world. Geologic information is not sufficient to determine whether or not the alluvial areas of Woodside would be subject to substantial ground settlement in the event of an earthquake. (For further information see references (1) (5).)

2123

Soil Liquefaction

Soil Liquefaction is the phenomenon in which water saturated soil temporarily loses strength when subjected to shaking, and then flows as a fluid (in the manner of "quick-sand"). Substantial damage in other areas of the world has been caused by soil liquefaction brought about by earthquakes. While detailed geologic information for Woodside is not yet available, the risk of liquefaction is considered very high in small areas along the valley floor where water saturated sediments are concentrated. (For further information see reference (1).)

2124

Seiches

A seiche is an earthquake-induced oscillation in an enclosed body of water. Searsville Lake and the Bear Gulch Reservoir are the only bodies of water in the Woodside Planning Area that approach being large enough to experience damaging seiches. Preliminary review of the size and location of these waters indicates that they do not appear to present substantial hazards from seiches.

2125

Flooding

- 2126 Woodside has experienced minor flooding in areas adjacent to streams for many years. Replacing natural areas with impervious rooftops and street paving tends to increase the flow of flood waters in streams. (For further information see references (1) (5) (16) (17) (18) and (19). For policies concerning flooding, see paragraph 2139.)

Erosion and Sedimentation

- 2127 Erosion and sedimentation are on-going natural processes in Woodside as elsewhere in the world. The rate of erosion at any particular location is related to the type of soil material, slope, and character of ground cover. Where natural conditions are disturbed, erosion can be greatly accelerated and cause damage both to the site on which it occurs and in downstream areas where water-borne sediments are deposited. Of the lands in the Planning Area, the steep western hillsides of Woodside present the highest erosion potential but mapping is not available which identifies relative susceptibility to erosion in detail. [Town policies concerning land development recommend the retention of vegetation, and ordinances regulate the grading of land, so as to minimize erosion-sedimentation problems.] (For further information see references (1) (5) (20) and (21). For policies concerning erosion and sedimentation see paragraph 2140 and Conservation Element.)

Expansive Soils

- 2128 Some soils swell when they get wet, and shrink when they dry; this can be damaging to structures if proper precautions are not taken. Although it is known that the severity of this condition varies with location, no detailed soil map of the Planning Area is presently available. (For further information see references (1) (5) and (21). For policies concerning expansive soils see paragraph 2141.)

Fire Hazards

- 2129 The Woodside Planning Area is served by the Woodside Fire Protection District (from fire stations in Woodside, Portola Valley, and the Emerald Lake Area), the California State Division of Forestry (from fire stations on Skyline Boulevard and in Belmont), and by Stanford University (with a fire station at the Stanford Linear Accelerator Center (SLAC). The Kings Mountain Fire Brigade (a volunteer fire company with a station on Skyline Boulevard) also provides fire protection in the Skyline area. The eastern portion of the Planning Area is served by the Menlo Park Fire Protection District and the Redwood City Fire Department. All of these fire protection services fight both structural and non-structural fires, although the equipment operated by the California State Division of Forestry is designed to be most effective against grass, brush, and forest fires, rather than structural fires.
- 2130 In the process of preparing this Element of the General Plan an analysis was made of the fire hazards in the Woodside Planning Area. For this purpose, the Planning Area was divided into 780 grid cells, each measuring 1,000' x 1,000'. Each cell was then rated

on four separate factors that are considered basic factors in evaluating fire safety, namely: water supply, accessibility, land slope, and flammability and fuel loading. Each cell was then assigned "penalty points" ranging from 0 to 8, for each of these basic factors. The basis for assigning penalty points is set forth in Table 5 and explained in paragraphs 2131 and 2132. The results of the scoring are shown on Map 3.

∫ The scoring for grid cells represents average conditions for each cell. Scores for areas within each cell may vary from the average. ∫

The four basic fire safety factors were considered in the following manner:

2131

1. Water Supply

Water supply was judged to be adequate for fire fighting purposes in areas where the system in place could deliver 1,000 gallons per minute for a period of two hours, with a residual pressure of 20 lbs./sq.in. Areas with an adequate water supply, based on the foregoing criteria, received no penalty points; other areas received the maximum penalty of 8 points.

2. Accessibility

The factor of "accessibility" was measured in terms of travel time from a fire station to a potential fire location; it is a measure of the time that a fire-fighting crew will need to get to the fire and start extinguishing it. Accessibility was determined by measuring driving time from the various fire stations over established public and private roads, and estimating the rate of travel through areas which lack roads.

3. Land Slope

Land slope influences fire safety in two ways. First, fire tends to spread far faster up steep slopes than it does on level land. Secondly, the slope of the land determines how easy it is to move men and equipment to the scene of the fire.

4. Flammability and Fuel Loading

The term "flammability" is an index of how easily material is ignited, while "fuel loading" is an index of how much material is present to burn. ∫ An example of the usage of these terms might be applied to dry grass; it is very flammable, but it has a very light fuel loading and would burn out quickly. On the other hand, a pile of firewood may be very hard to ignite, but, once lit, would burn for a long time. ∫ The two factors were combined as a single rating factor in this study.

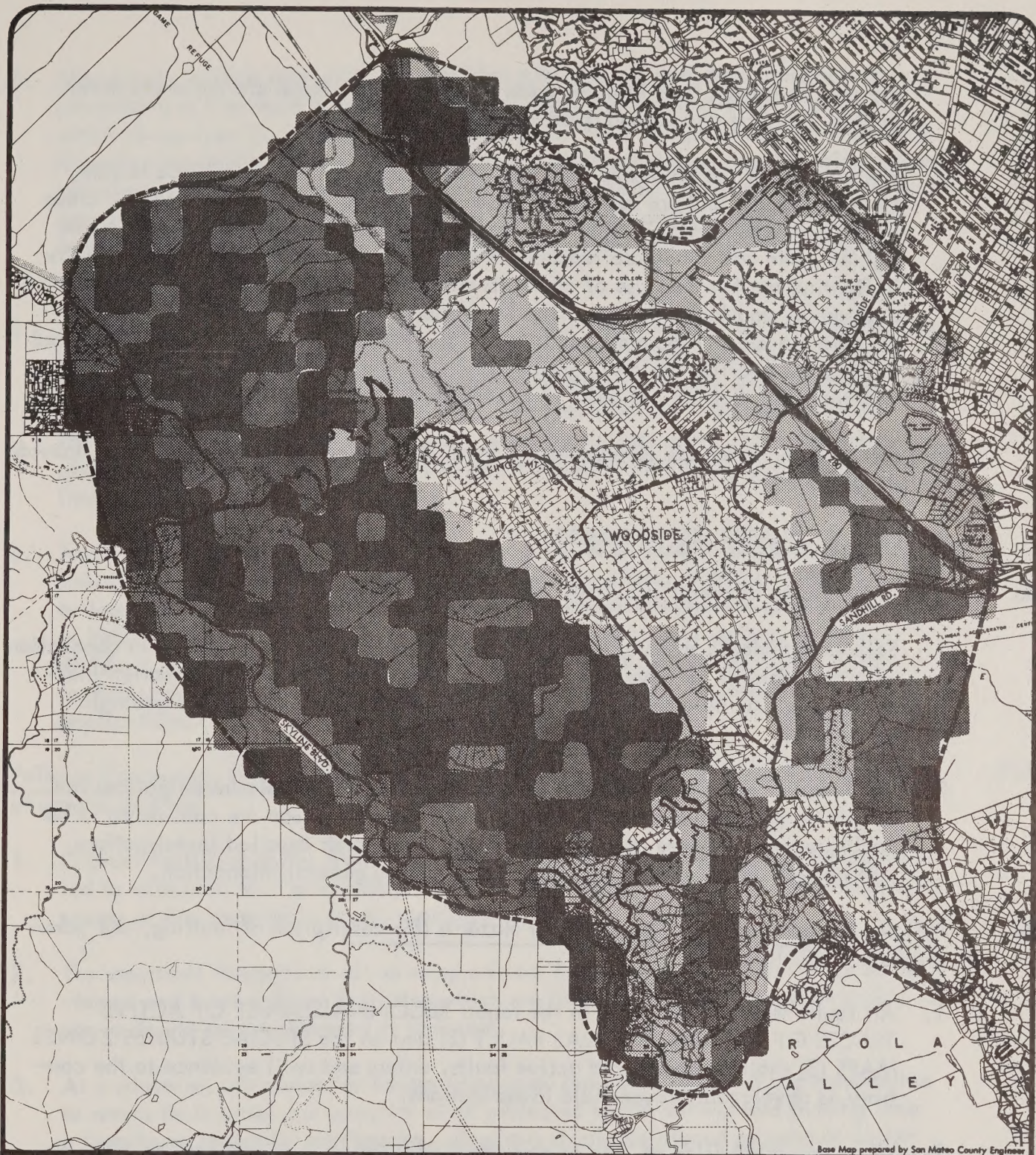
The conclusions drawn from the analysis of fire hazard in Woodside are:

2132

1. In the Woodside Planning Area, the relatively level sections with adequate roads and water supply systems are relatively well protected from fire hazards. These areas can be reached by fire fighting equipment quickly, and firemen normally

TABLE 5
SUMMARY OF SCORING FACTORS USED IN RATING
FIRE SAFETY IN THE WOODSIDE PLANNING AREA

<u>SCORING FACTOR</u>	<u>CATEGORY</u>	<u>PENALTY POINTS</u>
Water Supply	Locations with fire flow of 1,000 gallons/minute for 2 hrs. with 20 lbs/sq.in. residual pressure	0
	All other locations	8
Accessibility	0 to 5 minutes driving time from fire station providing protection	0
	5 to 10 minutes	2
	10 to 15 minutes	4
	15 to 20 minutes	6
	over 20 minutes	8
Land Slope	less than 30% slope	0
	30% to 50% slope	4
	over 50% slope	8
Flammability and Fuel Loading	<u>in undeveloped areas</u>	
	grasslands	8
	brushlands	6
	wooded areas	4
	cultivated areas	1
	<u>in developed areas</u>	
	1 house on less than 1 acre	6
	1 house on 1 to 3 acres	3
	1 house on 3 acres or more	4
	Town Center area	4
	SLAC	1



Base Map prepared by San Mateo County Engineer

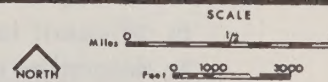
FIRE SAFETY SCORES

LEGEND



SCORE 1 to 7 PENALTY POINTS	(1 st QUARTILE) - LOWEST FIRE HAZARD
SCORE 8 to 17 PENALTY POINTS	(2 nd QUARTILE)
SCORE 18 to 23 PENALTY POINTS	(3 rd QUARTILE)
SCORE 24 to 32 PENALTY POINTS	(4 th QUARTILE) - HIGHEST FIRE HAZARD

SEE TEXT FOR BASIS OF SCORING



WILLIAM SPANGLE & ASSOCIATES
CITY & REGIONAL PLANNERS

TOWN OF WOODSIDE

MAP 3

are able to subdue fires in these areas quite rapidly. These are the areas shown in Map 3 as first and second quartile.

2. The sections of the Woodside Planning Area which are in steep hillside terrain, have few roads, and are lacking in water supply, are classified as high risk areas from a fire safety point of view. These areas cannot be reached quickly by fire fighters, and when they are reached, fire fighters may have substantial difficulty in fighting the fire because of difficulty of movement, dependence on hand carried equipment, and lack of water. The lands shown in Map 3 as being in the fourth quartile are clearly the most hazardous in the Planning Area. The lands indicated in the third quartile are also considerably more hazardous than those in the first two quartiles, but are not quite as hazardous as those in the fourth quartile.

(For further information see references (1) and (22). For policies concerning fire hazards see paragraph 2142.)

POLICIES CONCERNING HAZARDS

2133 General Policies Concerning Seismic and Geologic Hazards

1. Soils and geologic investigations should be made and reports submitted in connection with applications for development in locations where available information indicates there may be a substantial threat to life or property because of geologic conditions.
2. The location and extent of areas covered by soil and geologic investigations received by the Town should be recorded; the reports thereon are considered to be public records. Where appropriate, the results of such detailed investigations will be utilized to supplement and supersede more general information.

2134 Policies Concerning Fault Displacement Hazards (for description of faulting, see paragraphs 2114-2116)

1. All faults shown on the maps in the report RECONNAISSANCE OF ACTIVE TRACES OF THE SAN ANDREAS FAULT (2) and on the SPECIAL STUDIES ZONES MAPS (3) shall be considered active faults, unless and until evidence to the contrary is developed through field investigations.
2. When any subdivision of land or any significant structure is proposed on a site on or adjacent to an active fault, detailed geologic investigations shall be undertaken to determine more precisely the location and characteristics of faulting which may be present. Such investigations, among other things, may include deep trenching.
3. Structures for human occupancy should be located appropriate distances from active fault traces. Town regulations should specify how these traces are to be identified, what distances are appropriate from each type of fault trace, and establish procedures for bringing about compliance with this policy.

4. New roads, bridges and utility lines (either public or private) that cross active or potentially active fault traces should be designed and constructed in a manner which recognizes the hazard of fault movement. Such designs should consider that there is a possibility of a 20 foot right-lateral displacement on the Woodside master trace and a 5 foot displacement on other traces of the San Andreas Fault. Water, gas and electric lines should be equipped with shut-off devices which utilize the best available technology for quick shut-off consistent with providing reliable service.
5. All existing utility lines that cross active or potentially active fault traces should be examined to determine their ability to survive fault movement, (in the amount described in policy 4. above). Utility companies should institute orderly programs of installing shut-off devices on these lines, starting with the lines that cross the Woodside master trace and those which serve the most people. Adequate emergency water supplies should be established and maintained in areas served by water lines which cross active fault traces.
6. Fault traces such as those of the Pilarcitos Fault, and unnamed faults in the Woodside Glens, Woodside Hills and the Edgewood Road areas, which are categorized as inactive, should be considered in the review of applications for the construction of buildings for human occupancy, site development, land divisions, and subdivisions, and appropriate geological investigations should be made and reviewed to determine their location and characteristics prior to the approval of any such applications.

Policies Concerning Ground Shaking Hazards (see paragraphs 2117-2120 for description of ground shaking)

2135

1. Critical facilities in the Woodside Planning Area should be designed and constructed to withstand the "maximum probable" earthquake without sustaining damage in excess of the acceptable levels specified in Table 1.
2. The structural integrity of all existing critical facilities in the Town should be reviewed and those critical facilities which are found to be unable to meet policy 1. above should be strengthened or removed.
3. At a minimum, structures for human occupancy should be designed and constructed to retain their structural integrity when subjected to the anticipated shaking from a "maximum probable" earthquake. Emphasis should be placed on seismic design and seismic bracing systems.
4. The Town of Woodside endorses the review and updating of the Uniform Building Code (which the Town has adopted by reference), with the objective of strengthening requirements for resistance to probable seismic forces.

2136

Policies Concerning Landslide Hazards (see paragraphs 2121, 2122 for description of landsliding)

1. All proposed developments should be reviewed against the LANDSLIDE SUSCEPTIBILITY MAP (14), a copy of which is on file at Town Hall. Soils and geologic reports should be responsive to the information indicated on this map.
2. No critical facility and no structure for human habitation should be located in an area subject to landsliding, unless a geologic report indicates to the satisfaction of appropriate Town officials that mitigating measures are feasible and sufficient measures will be taken to reduce to an acceptable level the risk from both seismic and non-seismic hazards.
3. In those instances in which roads or utility lines must cross landslide areas, for reasons of convenience or necessity, special design and construction techniques should be employed to assure a high degree of safety and permanence.

2137

Policies Concerning Ground Settlement (see paragraph 2123 for description of hazard)

1. In identified areas of alluvium, unconsolidated gravel, sand, silt or clay, or landslide deposits, and lands within the San Andreas Fault Zone, geologic reports should be submitted in connection with all applications for development; such reports should evaluate the potential for ground settlement.
2. In cases where potential for ground settlement is found, such measures as are necessary to avoid or mitigate the probable effects of this hazard should be employed.

2138

Policies Concerning Soil Liquefaction (see paragraph 2124 for description of hazard)

1. In areas along the valley floor, San Andreas Fault Zone and other areas underlain by unconsolidated alluvium with a high, or seasonally high, water table, geologic reports should be submitted in connection with all applications for development; such reports should evaluate the potential for liquefaction.
2. In cases where potential for liquefaction is found, such measures as are necessary to avoid or mitigate the probable effects of the hazard should be employed.

2139

Policies Concerning Flood Hazards (see paragraph 2126 for description of flooding)

1. No structures, other than minor accessory structures, should be erected in an area indicated as subject to flooding on either of the two maps on file in Town Hall which are entitled "Historic Flood and Mudslide Areas" and "Potential Mudslide Activity, Flood Prone Areas", unless professionally prepared hydrological reports indicate that the proposed building site is not within an area which is subject to "100 year floods."

2. No structure which would impede the flow of flood waters should be erected in a flood channel.
3. Owners of buildings which are in flood prone areas will be encouraged by the Town to take appropriate measures to reduce the likelihood of flood damage to their property. Any such measures should be controlled so as to not increase the flood or erosion hazards to other nearby properties.
4. Appropriate vegetation should be maintained on the terrain in the Woodside Planning Area to minimize the runoff of rainfall, consistent with other safety practices.
5. The Town urges the Federal Insurance Administration to expedite completion of maps which will indicate the areas in Woodside which are subject to "100 year floods."
6. When precise maps are available indicating areas within the Town which are subject to "100 year floods," the Town will consider amending its codes and ordinances so as to prohibit construction in the areas which would be hazardous to life or property, or would adversely affect the flow of storm waters.

Policy Concerning Erosion and Sedimentation (see paragraph 2127 for description of hazard)

2140

1. Natural slopes should be maintained and existing vegetation preserved to the fullest extent possible especially in hillside areas. When there is any significant change in natural grade or removal of existing vegetation, remedial measures should be employed to restore or provide appropriate vegetative cover and to control storm water runoff. In specific application these policies should be tempered by needs for fire safety. [The Town currently administers the provisions of the Subdivision Ordinance and the Site Development Ordinance concerning grading, landscaping, and erosion control, giving special attention to the protective measures which are appropriate prior to the advent of seasonal rains.]

Policies Concerning Expansive Soils (see paragraph 2128 for description of hazard)

2141

1. In areas where information available to Town officials indicates the probability of expansive soils, soils reports should be submitted in connection with all applications for development.
2. Where the presence of expansive soils is confirmed, such measures as are necessary to mitigate the probable effects of this hazard should be employed.

Policies Concerning Fire Hazards (see paragraphs 2129-2132 for description of fire hazards)

2142

1. Buildings for residential occupancy, certain critical facilities, and high value structures should not be constructed in areas classified as having a high fire

risk, unless it is demonstrated that mitigating measures will be taken which will reduce the fire risk to an acceptable level.

2. Prior to the approval of any subdivision of lands in an area of high fire risk, the Planning Commission should review the results of a study which includes at least the following topics:
 - a. the costs and the benefits of the development, and of means of providing fire protection to the subdivision,
 - b. an indication of who pays for the costs involved, and who receives the benefits, and
 - c. a review of hazards, other than from fire, that are present at the site of the proposed development, and an indication of the measures that will be taken to mitigate those hazards.
3. Adequate clearance around structures should be provided to prevent spread of fire by direct exposure, and to assure adequate access for fire suppression.
4. In locations identified as presenting high fire hazard, special protective measures to control spread of fire and provide safety to occupants should be required.
5. New structures should be designed and constructed to provide fire resistive characteristics adequate to maintain the level of acceptable risk assigned to the category of occupancy or land use in Table 2. If necessary, in order to assure that critical facilities remain functional after a disaster, special requirements for fire safety should be imposed on such facilities.
6. To reduce fire hazard from new construction, lands in high hazard areas should be placed in Fire Zone 2 as defined in the Uniform Building Code.
7. Where water supply in existing subdivided areas does not meet current standards for fire flow, all reasonable measures for improvement will be pursued.

EMERGENCY PREPAREDNESS

Preparation for Emergencies

2143

Effective response to emergencies requires that in advance of need, emergency services be organized and necessary physical facilities be provided. Areas of concern include:

1. Fire fighting and rescue
2. Law enforcement
3. Medical services
 - a. trained personnel: first aid, nurses, doctors
 - b. ambulance service

- c. availability of hospitals
- d. stockpiling of medical supplies
- 4. Availability of emergency shelter
- 5. Provision of emergency food supplies
- 6. Communications networks
 - a. emergency services
 - b. citizen information
- 7. Public utilities
- 8. Transportation facilities
- 9. Evacuation routes to undamaged areas

The Town program for emergency and disaster response will continue to give specific consideration to both the general nature of hazard exposure in the Planning Area and specific steps that can be taken in advance of natural disaster to facilitate emergency response.

2144

Emergency response measures for the Town of Woodside are set forth in the Woodside Emergency Preparedness Program (a cooperative program with the San Mateo County Office of Emergency Preparedness, with support from the State of California Office of Emergency Preparedness).

2145

Emergency preparedness planning for the Woodside area is based on the premise that local emergencies will be dealt with quickly and effectively by local forces, such as local fire protection services, the County Sheriff, and local health services. The assumption is also made that any major disaster or emergency will require outside assistance, from nearby cities, the County, the State, or from Federal sources. Woodside is aware that if an emergency situation affects a wide geographical area (as an earthquake might), that the densely populated areas will probably receive aid first, and that rural areas, such as Woodside, will receive attention only when and if it becomes available. For this reason, residents of the Woodside area need to keep an adequate supply of food, water, and medical supplies available, sufficient to sustain them for a considerable time after a disaster.

2146

Policies Concerning Emergency Preparedness

2147

1. Roads should be of adequate capacity for use in times of emergency. The Town has adopted specific standards for road design, including standards for road width, grade, and alignment that it finds to be appropriate for the movement of emergency equipment. 7
2. Interstate 280, Woodside Road, and the arterial roads shown in the Circulation Element of this General Plan are established as "evacuation routes" for use in the event of emergency; these routes should be maintained in usable condition at all times.
3. Emergency evacuation routes should not be impeded by structures near the traveled way, by narrow bridges, by low overhead signs, or by trees that would block the passage of vehicles in time of emergencies.

4. An adequate water supply for fire fighting purposes is essential; for lands within the Woodside Planning Area, an adequate water supply should be a prerequisite to land development. /More specific standards for water flow, water pressure, and water availability for fire fighting are set forth in Town regulations. _/
5. Lands which are subdivided and developed in the future should be designed and constructed in such a manner that levels of "acceptable risk" defined in Table 2 are not exceeded. Where hazards are identified, "mitigating measures" should be taken at the time of development. All new subdivisions should provide adequate water supplies, roads which are suitable for the safe passage of emergency vehicles, and legible street-name signs.
6. A program to identify further existing hazards and reduce the risk from them should be instituted; risk reduction measures include improvement of substandard water supplies, provision of emergency "escape routes" in areas of high risk, placement of legible road signs, and other appropriate measures.
7. The ability of local fire, police, and health forces to deal with emergencies as they arise, within affordable economic cost should be increased.
8. The Town of Woodside will continue its cooperation with County, State, and Federal agencies in emergency preparedness measures, and in mutual assistance programs.
9. Residents of the Woodside Planning Area should keep on hand food, water, and medical supplies that will be sufficient for their needs for several days in the event of disaster.
10. The Town endorses, and will continue to participate in, public information programs which will assist local residents in coping with local emergencies that arise from time to time (such as the need for fire protection, or emergency health services), as well as being prepared for possible major disasters.

GENERAL MEASURES FOR IMPLEMENTATION

2148

The preceding pages contain policies for avoiding or mitigating the hazards that have been identified. Some of the measures cited to mitigate the hazards could produce results in conflict with Town goals or policies in other elements of this General Plan. Just because natural hazards can be mitigated does not mean that in all cases they should be, especially if such action would produce results which are in conflict with the goals, objectives, or policies of the Town. /For example: given a tract of land in the hillside areas of Woodside that it afflicted with several small landslides, and is in an area with very poor fire protection. Merely because the hazards of landslide and fire could be reduced to an acceptably low level of risk does not mean that the land should be subdivided. Before any decision, the Town should consider carefully the costs and the benefits of such hillside development, both immediate and long range, and then judge whether or not the public interest would be best served by the approval of the proposed land development. _/

Table 6, following, provides a general guide to acceptable locations of structures and uses in relation to defined hazards. This Table provides a basis for reviewing existing or proposed structures and subdivisions for consistency with policy set forth in this Element. Review may be related to the description of hazards available and acceptable to the Town at the time of review.

2149

Implementation measures to be taken by the Town will include review of Town regulations and amendment if necessary to insure that 1) appropriate soils and geologic investigations are conducted, and 2) that there will be a reduction in the intensity of development in hazardous areas to reduce risk to persons and property.

2150

In translating the policies of this Element into specific regulations, particular care will be taken to:

2151

1. Define the scope of "mitigation measures" that should be taken for each hazard and each land use.
2. Provide for a means by which the data from which the policies in this Element were derived can be updated or superseded as more accurate or more precise data becomes available.
3. Provide procedures for the utilization of new and more specific soils and geologic information as it becomes available in the application of policy.

This Element contains a number of specific recommended actions to be taken to implement its findings. With the adoption of this Element as a part of the Woodside General Plan, the Town Council signifies that it is their policy to implement these recommendations in a timely manner. It is the intention of the Council to amend the Town ordinances and to work with the Woodside Fire Protection District to adopt or amend regulations through the usual ordinance adoption and amendment procedures in a manner which will reflect the policies set forth in this Element.

2152

TABLE 6 - GENERAL GUIDE TO LOCATION OF STRUCTURES AND LAND USES
IN RELATION TO DEFINED HAZARD AREAS

General Category of Structure, Occupancy, or Land Use		HAZARD *										
		Fire		Flood		Earth Shaking	Surface Faulting	Landslide Susceptibility				
		1 to 17 penalty points	18 to 32 penalty points	Subject to annual flooding	Prone to occasional flooding	In any location in the Woodside Planning Area	Within 50 ft. of identified fault trace or 125 ft. of inferred fault trace	Landslide Susceptibility Map Unit				
								I	II	III	IV	L
Critical Facilities	1-A - Facilities whose failure might be catastrophic	OK	X	X	X	X	X	OK	M	X	X	X
	B - Facilities whose continuing functioning is critical	OK	X	X	X	M	X	OK	M	X	X	X
	2-A - Facilities critically needed after disaster	OK	X	X	X	M	X	OK	M	X	X	X
	B - Critical transportation links	OK	M	M	M	M	M	OK	M	M	X	X
	C - Major local utility lines and facilities	OK	M	M	M	M	M	OK	M	M	M	X
	D - Small dams	OK	M	M	M	M	X	OK	M	M	X	X
	3-A - High occupancy structures	OK	X	X	X	M	X	OK	M	X	X	X
	B - Facilities highly desirable for shelter after disaster	OK	X	X	X	M	X	OK	M	M	X	X
	C - Local roads, utilities, commun. facilities	OK	M	X	M	M	M	OK	M	M	M	M
	4-A - Medium occupancy structures	OK	M	X	X	M	X	OK	M	X	X	X
	B - Low occupancy structures	OK	M	X	X	M	X	OK	M	M	M	X
	5-A - Open space -- with intensive development	OK	OK	M	M	OK	OK	OK	OK	OK	M	M
	B - Open space -- with no developed areas	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK

OK -- Use usually OK without special design or construction measures required

M -- Use may be appropriate if mitigating measures are taken adequate to the function of the structure or occupancy

X -- Use is usually NOT APPROPRIATE in a location with these characteristics

* -- Hazards are identified on the following: Fire - Map 3; Flood--references (16) (18) (19);
Surface Faulting--reference (2); Landslide Susceptibility--reference (14). (See Appendix listing)

INTRODUCTION

This Land Use Element is a guide to the future uses of land in Woodside. It is based on the Basic Assumptions, Regional Relations, Community Goals, and General Principles stated in Part I of this General Plan. It is intended to further these basic goals and policies so that Woodside will continue to be a rural residential community.

2201

The pattern of land uses described in this Element derives from analysis of: the natural setting of Woodside; the established pattern of development; the relationship of Woodside to adjacent communities and employment centers; population growth and change; and the present and probable future means of travel within the Town and between the Town and outside area.

2202

GENERAL LAND USE POLICIES, STANDARDS AND CRITERIA

The following policies, standards, and criteria apply to all categories of land use and should be observed in land development:

2203

1. Intensity of use of land as measured by such factors as parcel size, population density, building coverage, extent of impervious surfaces, public service requirements, and traffic movements should be guided by considerations of established development pattern; topography, natural hazards, fire safety, and natural resources. The following general guides are established:
 - a. Intensity of land use should decrease as steepness of terrain increases.
 - b. The lowest intensities of use should occur on the steep hillsides and in the mountainous areas where it is necessary to limit storm runoff, prevent increased erosion, avoid natural hazards, protect vegetation and watersheds, and maintain scenic qualities.
 - c. Intensity of use of individual parcels and buildings should be governed by considerations of: health and safety; impact on adjoining properties because of noise, traffic, or other disturbing conditions; protection of natural resources.
2. Streamsides should be kept free of structures and left in a natural condition.
3. Principal uses and accessory uses on existing parcels should be limited to those which can be accommodated without encroaching upon areas identified for conservation of natural resources or upon areas that present hazards for the type of use and occupancy accommodated on the parcel.
4. Lots created by new subdivision should be adequate to accommodate the contemplated principal use and a reasonable range of accessory uses without

encroaching upon areas identified for conservation of natural resources or upon areas that present hazards for the type of use and occupancy to be accommodated.

5. Valuable natural features, such as streams and streamsides, meadowlands, and significant stands of trees, should be preserved and protected through imaginative planning, good conservation practices and, where appropriate, the dedication of open space or scenic easements.
6. All uses of land should be consistent with the principles, standards and criteria set forth in the other elements of this General Plan. (For policies regarding lands subject to natural hazards, see Seismic Safety/Safety Element and paragraphs 2310, 2314 of Open Space Element.)
7. Buildings should be of a size and scale and sited so as to be compatible with the rural atmosphere of the community.
8. Property development should be done with minimum disturbance to the terrain.
9. Special subdivision design standards should be used for hillside development. Roads utilizing narrower width, one-way, and split-level road sections should be encouraged to minimize scarring of the landscape. In the review of new subdivisions, particular attention should be given to soils and geological problems in order to avoid the creation of unstable building sites.

RESIDENTIAL LAND USES

2204 Lands indicated for residential use on the Plan Diagram are intended primarily for residential living, a use of land characterized by a single household occupying a main dwelling as the principal use of a parcel, together with uses and structures customarily accessory to a main dwelling in a rural residential community. In addition to other accessory uses and structures accessory living quarters within the main dwelling or in a separate structure are deemed to be appropriate accessory uses on parcels large enough to permit the objectives cited in paragraph 2205 to be met. Specific limits on accessory living quarters should be included in the zoning ordinance.

2205 Objectives related to occupancy of residential parcels are:

1. To prevent overcrowding of dwellings.
2. To insure that occupancy of land and dwellings will be in balance with service facilities such as on-site parking, traffic capacity of access streets, and capacity of utilities such as water and sewage disposal.
3. To insure against adverse impact on neighboring residences.

4. To be able to fix responsibility for use, occupancy and conduct on the premises in relation to Town standards and requirements. That is, on each parcel and in each main dwelling, someone must be "in charge" as owner or tenant of the owner.

In addition to main dwellings and uses accessory thereto, uses appropriate in residential areas are: (a) conservation of natural resources; (b) compatible agricultural pursuits; (c) trails, paths and roads for local circulation; (d) utility lines and facilities necessary to serve the community; (e) low intensity recreational uses; (f) low intensity institutional uses (see paragraphs 2225-2234 for criteria and standards for institutional uses).

2206

Two categories of land use are established, suburban residential and rural residential, and lands deemed to be appropriate for these uses are designated on the Plan Diagram.

2207

Standards

2208

1. Except where smaller parcels have been legally established the following parcel sizes should prevail:

Suburban Residential Areas -- one acre or larger
Rural Residential Areas -- three acres or larger

Problem Areas

The areas described under this heading are all designated for Rural Residential use. Most are partially "developed" with a significant number of the parcels occupied by single family dwellings. Each area has its own set of problems.

2209

Greer Road Area. This area includes the lands, between the Rancho Canada Subdivision and Kings Mountain Road, which are now dependent upon Greer Road for access. West Union Creek flows through the area. These lands are heavily wooded and have problems of access because of the narrow widths of pavement and right-of-way for Greer Road and other physical constraints making road widening extremely difficult; any general widening of the roadway would have adverse environmental impact. In addition, Greer Road is a "dead end" road with no adequate turn around. Emergency vehicle access and operating problems are particularly severe. Although some improvements have been made recently (1975), water supply is deficient for fire protection. The main Woodside trace and the West Union Creek traces of the San Andreas fault system run through the area. Parcels in the southern part of the area are now developed for residential use. There are two large parcels in the northern part-- one of 86 acres with a residence and accessory buildings and the other a 22 acre undeveloped parcel. In addition to access problems, terrain and geologic hazards impose severe limitations on development of these two parcels. Potential for additional development is limited. Any additional development should be planned with great care and measures taken to maintain the character of the area and improve safety of access. Steps to improve water supply are encouraged.

2210

- 2211 Josselyn Lane Area. This area includes lands dependent upon Josselyn Lane, a private road, for access. Access is deficient because of roadway width (too narrow) and alignment with blind corners and short vertical curves impairing sight distance creating hazards for all traffic and in particular for emergency vehicles. Water supply is also substandard for both fire and domestic purposes through most of the area. Parts of the area are identified as having "moderately high susceptibility to landsliding" and the Woodside master trace of the San Andreas fault system extends through the area. Most of the existing parcels are developed for residential use. Any additional development should be planned with great care and measures taken to maintain the character of the area and improve safety of access. Steps to improve water supply are encouraged.
- 2212 Woodside Oaks - Oak Hills Acres - Summit Springs. This area divides into two parts--a lower part including the Woodside Oaks and Oak Hill Acres subdivisions with residences on most of the lots and an upper part consisting of an undeveloped 620 acre parcel.
- 2213 The subdivisions are characterized by: lots which are too small for the terrain conditions; slope instability problems; road and drainage problems because of steep terrain and inadequate design and improvement in the original development. Summit Springs Road, a public road, and Oak Hill Drive present special problems because of excessively steep grades.
- 2214 The 620 acre area known as Summit Springs presents particularly difficult development problems because of steep terrain, slope stability problems, and excessively steep grades on Summit Springs Road and Oak Hill Drive the only existing roads leading to the parcel. Because Oak Hill Drive is a private road the access problem could be compounded due to the diverse property interests involved. Heavily wooded, steep sided canyons divide the parcel into a number of separate parts. Development potential is further limited by impervious soils which do not provide percolation necessary for individual septic tank disposal. If access and sewage disposal problems can be resolved, portions of the area would be suitable for very low density residential development but special care would be needed to conserve vegetation, control erosion, avoid slope stability problems, and prevent adverse impact on the downhill subdivided and developed properties. If low density residential development proves to be infeasible, the area has potential for low intensity recreation uses compatible with rural residential uses--horseback riding, hiking, nature study, and enjoyment of scenic qualities.
- 2215 Woodside Country Club-Portola Hills Area. This area includes all of the lands south of La Honda Road between Portola Road and Skyline Boulevard except for lands included in Areas 36, 40, 41 and 42 on the Plan Diagram and the Phillips Road Subdivision. The area is characterized by problems of access, water supply, and slope instability. Most of the area was subdivided prior to 1920 and the road and lot pattern presents many problems. Except for Old La Honda Road, all roads are private; some appear as easements on the record maps while others were dedicated to the County but not accepted. Although many of the parcels are developed for residential use, many vacant parcels remain. In some cases additional development may not be feasible because geologic hazards are coupled with other problems; in all cases additional

development should be approached with extreme care and measures taken to avoid hazardous areas, protect natural resources, establish procedures and organization for road maintenance, and improve safety of access and water supply.

San Andreas Fault Zone (South of Kings Mountain Road). This area includes lands, south of Kings Mountain Road, through which pass the Woodside, Vineyard, and Los Trancos traces of the San Andreas fault system. In addition to the constraints on development imposed by these faults (see Seismic Safety Element), portions of this area are subject to flooding, some parts have a high water table. Several creeks flow through the area and, for any future development, measures to protect these streams and the associated riparian vegetation should be required. (See Open Space Element and Seismic Safety/Safety Element, particularly paragraphs 2316-2321, 2114-2116, 2126, 2134, 2137-2139.)

2216

Kite Hill and Woodside Canyon (Gilmore McDowell). This area presents development problems because of limited access, steep terrain, potential slope instability, and some identified landslides. The area divides into two distinct parts along an identified fault: an upper less steep portion underlain by serpentine and a lower steeper portion underlain by sandstone. It is an excellent example of differences in landscape character because of underlying rock formations.

2217

The upper and less steep portion is a serpentine landscape area which supports an abundance of wild flowers and other plants which have adapted to the serpentine land. Prior to the construction of I 280 it was part of a large serpentine landscape area which included Open Space Lands Area No. 10 marked for Preservation of Natural Resources in this Plan. (See paragraph 2351 of Open Space Element.) Because of the limited extent of serpentine landscape remaining in a relatively natural state in the Bay Region, special measures are appropriate to conserve the essential qualities of these areas.

2218

A major portion of the heavily wooded steep portion of this area sloping down to Redwood Creek is in the Scenic Corridor along I 280 and special measures should be taken to protect the visual qualities, and maintain vegetative cover to control erosion. Areas identified as "landslide" or with severe slope stability problems should be kept free of structures. (See Circulation Element, Seismic Safety/Safety Element and Conservation Element, particularly paragraphs 2121, 2127, 2136, 2140, and 2426.)

2219

Moore Road Area includes lands dependent on Moore Road for access. It is identified as a problem area primarily because the narrow easement and pavement of Moore Road, a private road, presents problems of safety particularly for emergency equipment operation. In addition, although most of the area is classified as "least" and some as "low" susceptibility to landsliding, some small landslides have been identified, a common condition within these landslide susceptibility categories. A substantial part of the area is in the scenic corridor of I 280 which is designated as a Scenic Highway (see Circulation Element, paragraph 2426). The traffic access-safety problem may not be severe for the existing developed properties, but it imposes restraints on subdivision and development of acreage properties which otherwise could be subdivided. Because Moore Road is a private road, concurrence of abutting property owners is required for any changes or improvements.

2220

COMMERCIAL LAND USES

- 2221 Two centers for commercial uses are recognized and indicated on the Plan Diagram. One of these is the Town Center on Woodside Road; the other, the Skylonda Center on Skyline Boulevard at La Honda Road.
- 2222 The Town Center Commercial Area includes those properties along both sides of Woodside Road from Whiskey Hill Road on the east, to Dry Creek on the west. It is more specifically defined in the Town Center Plan (see Part III of this General Plan). Lands within this part of the Town Center are for types of stores, offices, speciality shops and consumer service establishments needed to provide reasonable and accustomed services to local residents. In addition to retail and service establishments, this is also an appropriate location for public and private institutions serving the entire community. It is expected that change and development within this part of the Town Center will continue to be gradual, and that it will take place by a combination of private initiative and public action. The Town Center Plan provides a more detailed guide to private owners for the future use of their lands and to the Town for the planning and installation of public improvements.
- 2223 The Skylonda Center includes properties along both sides of Skyline Boulevard north of La Honda Road as indicated on the Plan Diagram. Its primary function is to offer convenience goods and consumer services to nearby residents. Appropriate uses in the Skylonda Center include stores and shops providing convenience goods and consumer services, and small offices. Careful review of appearance, intensity of use, parking, sewage disposal, and water supply will be made before any expansion of activities in this Center is permitted. /Criteria for evaluating these factors will be included in Part IV./
- 2224 General Principles for Commercial Areas
1. Each establishment should be on a site which is adequate to accommodate all buildings, landscaping, storage for waste disposal, and on-site truck loading and auto parking, except where joint use arrangements are authorized to substitute for on-site facilities.
 2. Sites should be landscaped attractively; trees and other planting should be used to shield adjacent residential developments from activities on the properties; indigenous materials should be used where practicable.
 3. Buildings should be of moderate size and scale and constructed of materials compatible with the rural character of the community.
 4. Auto parking spaces should be grouped in moderate sized areas, and located close to the enterprises they are to serve.

5. Night lighting in commercial areas should be of low intensity, shielded from the view of adjacent residential areas, and limited to that which is necessary for safety and identification.
6. Intensity of use of a site should be limited to that which is compatible with adjoining uses and in keeping with the rural character of Woodside; the use should not generate traffic in excess of the capacity of the circulation system.
7. Sites should be designed and developed to provide safe, convenient, pleasant access for pedestrians, cyclists, equestrians, and motorists.

PUBLIC AND PRIVATE INSTITUTIONS

The larger existing institutions and public uses, and sites held for specific development are recognized and indicated on the Plan Diagram; these include schools, fire stations, a library, churches, and local governmental buildings.

2225

Principles

2226

1. Institutional uses should be limited to those which provide a non-commercial service or facility for local residents and contribute to the general well-being of the community.
2. The intensity of use of an institutional site should be limited to that which is compatible with adjoining uses and in keeping with the rural character of Woodside; the institution should not generate excessive noise or traffic.
3. Institutional uses should have access from arterial roads.
4. Institutional buildings should be of a size and scale compatible with the rural atmosphere of the community.
5. Screen planting should be utilized to reduce the impact of institutional uses on adjacent properties. In particular, parking areas should be screened from view from roads and adjacent residential properties.

Description

Public Schools

Elementary school service to the Planning Area is provided by four separate elementary school districts: Woodside, Los Lomitas, Portola Valley and Redwood City. The major portion of the Woodside School District lies within the Town boundaries. Only small portions of the other districts are included within the Town limits. The present school district boundaries bear little relation to terrain or the community of interest of residents, and make it difficult to relate school planning to other aspects of planning for Woodside. It is highly desirable that school district boundaries be adjusted to more

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adequately reflect community of interest. The Woodside Elementary School District has one school on a fourteen acre site located within the Town Center, on Woodside Road. It serves grades kindergarten through eight.

- 2228 The entire Planning Area is within the boundaries of the Sequoia Union High School District. Most of the high school students from Woodside attend the Woodside High School, located near the corner of Woodside Road and the Alameda de las Pulgas. There are two undeveloped high school sites within the Planning Area owned by the District: a site on Farm Hill Boulevard immediately across from Canada College and a site on Sand Hill Road; both of these undeveloped sites are under study for disposition. (See also paragraphs 2236-2238, 2241, 2385 for policies regarding Farm Hill site.)
- 2229 The entire Planning Area is within the boundaries of the San Mateo Junior College District. The Canada Campus, located on Farm Hill Boulevard, serves the Redwood City-Woodside-Portola Valley area.
- 2230 All of the schools provide community services, and make their facilities available for a wide variety of public uses.

Churches

- 2231 Seven churches are shown on the Plan Diagram. The two churches within the Town of Woodside are the Woodside Village Church, located on Woodside Road, and St. Marcella's Mission on Canada Road. Additional churches may be needed to serve the future population; however, no specific sites are indicated in this Plan.

Fire Stations

- 2232 The majority of the Woodside Planning Area is protected by the Woodside Fire Protection District, which has its main station located on Woodside Road in the Town Center. Fire protection is also provided by a Woodside FPD substation in Portola Valley, by California Division of Forestry stations in Skylonda and in the Emerald Lakes area and by mutual aid agreements with Redwood City, the Menlo Park Fire Protection District, and Stanford University. (For further information on fire protection, see the Seismic Safety/Safety Element of this General Plan, and the Background Report on that Element.)

Library

- 2233 The Woodside Library, a branch of the San Mateo County Library, is located on Woodside Road.

Town Government Offices

- 2234 Better quarters are needed for Town government. Town Hall should be conveniently located to serve the Town on a site large enough to accommodate the buildings, parking and open spaces needed. It should be located so as to be readily accessible to pedestrians, bicyclists, and equestrians, as well as motorists.

OPEN SPACE USES

Open space uses indicated on the General Plan Diagram are defined and described in the Open Space Element.

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PARKS AND RECREATION PROGRAM

General Objective

The general objective of the Woodside Park and Recreation program is to foster the provision of appropriate public and private recreation programs and facilities for local residents.

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Principles

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1. Parks should be planned, developed, and used in a manner which is in keeping with their rural setting and compatible with uses on adjacent lands.
2. Local recreational programs should be responsive to the needs of local residents.
3. Public recreation facilities and programs should be provided when needed to supplement private facilities and programs.
4. Public school facilities should be available for community recreational use. If new schools are considered, sites should be adequate to accommodate local public recreation activities in addition to school uses.
5. Park and recreation areas should be located and designed so that access by pedestrians, equestrians, and bicyclists is encouraged.
6. Natural open-space park lands within the Planning Area should be carefully managed and uses controlled to ensure that vegetation, soil, wildlife, and visual qualities are protected and, where necessary, enhanced. The concepts and principles of the Conservation Element should be observed in park use and management.
7. Use of park and recreation areas should be controlled to limit noise and motor vehicular traffic.
8. It is Town policy to utilize volunteer activity and private financial resources in combination with public funds for acquisition, maintenance and operation of recreation facilities.

Action Program

The Town of Woodside will continue its cooperation with the Woodside Elementary School District in the provision of recreational programs, which are organized and administered by the Woodside Recreation Commission.

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- 2239 The Town will continue its cooperation with San Mateo County in planning for the future of Wunderlich Park. Public activities in this park should be limited to extremely low intensity uses. (See also Open Space Element, paragraphs 2375 - 2379.)
- 2240 The Town of Woodside will continue in its cooperation with the City of San Francisco in planning for limited recreational use of the San Francisco watershed lands. These open space lands should be reserved for low intensity recreational uses, such as horse-back riding, hiking, and bicycling.
- 2241 Riding, hiking, and bicycling are important aspects of recreational activity for Woodside residents. The Town will continue its program of securing dedication of easements and promoting acquisition, development and maintenance of trails. (See also the section on Trails in the Circulation Element.)
- 2242 The Town properties on Tripp Road (Area 11), at the corner of High Road and Todo El Mundo Lane (Area 19), and at the corner of Runnymede Road and Raymundo Drive (Area 7), should be preserved for local park and recreation use.

INTRODUCTION

Woodside, like neighboring communities of similar character, provides a significant open space transition area between the more urban Midpeninsula bay plain and the open lands sloping westward from the Skyline Ridge to the San Mateo County coast. The preservation of the open space resources in Woodside and similar neighboring communities is important to the environmental quality of the Bay Region.

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Throughout the Bay Region dense urbanization has extended along the flat lands and often indiscriminately onto the hillsides. Such urbanization has severely limited Bay Area opportunities for living in a rural atmosphere and has created significant environmental degradation. Grading and construction can cause accelerated erosion and increased flooding and siltation. In addition, extensive removal of vegetation impairs reoxygenation needed to maintain air quality. It is essential, therefore, that Woodside continue to conserve open space resources.

2302

This Open Space Element defines open space policy, identified open spaces, and provides an action program for conservation of open space resources. If the open space character of the Woodside community is to be preserved, both public and private efforts are essential.

2303

Concepts and Definitions

Open space means many things to many people and has many scales and many forms. It can be a wooded mountainside, rolling grass covered oak studded hills, stream-side areas, marshes, or a body of water. It can also be a court within a shopping area, a local park, a scenic road, or the intimate open spaces of one's "own backyard." The open space aspects of "air space" also have significance in the sense that open vistas add dimension and space to hillside and valley floor sites.

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Open space, then, is three dimensional and most simply can be defined as all of the space above the surface of the earth which is not occupied by structures.

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Open space land is any parcel or area of land or water essentially unimproved and designated in this plan for any of the open space uses defined in Section 65560 of the Government Code of the State of California. These open space uses include: health and safety; natural resource preservation; outdoor recreation; and managed production of natural resources. Essentially unimproved, for the purpose of this definition, means that less than 5% of a parcel is covered by impervious surfaces.

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In this Plan the many scales and forms of open space are treated as a system of open spaces. Each component of that system has a function in the maintenance of an environment that contributes to the quality of human experience. This philosophy of a complex, interdependent system of open spaces is basic to this Element. Two major categories of open spaces make up this system:

2307

- a) General Open Spaces--The open spaces associated with residential, institutional, and commercial uses. These open spaces serve a variety of functions (see paragraph 2322 - 2330)..
- b) Open Spaces provided by open space lands as defined by paragraph 2306 above.

The components of the open space system are further defined and described and actions specified for their preservation in paragraphs 2311 to 2395 of this Element.

Organization of Element

2308 In addition to this introduction which deals primarily with concepts and definitions, this Element is organized under two main headings: (a) Objectives and Principles (setting forth general open space objectives and principles having application throughout the Planning Area regardless of the land use classification); (b) The System of Open Spaces and Open Space Action Program (describing the elements of the open space system under four principal subheadings: Overview; Linear Open Spaces; General Open Spaces; and Open Space Lands). Specific areas indicated on the Plan Diagram are described under the latter heading. Actions the Town intends to take to conserve open space and preserve open space lands are listed under each primary subhead.

OBJECTIVES AND PRINCIPLES

Objectives

2309 The open space objectives of the Town of Woodside are:

1. To conserve open space resources in and adjoining the Town, with spaces ranging in size from hundreds of acres to small open spaces on individual parcels, while permitting development in harmony with the rural residential character of the Town.
2. To protect and preserve those areas necessary to the integrity of the natural processes with special emphasis on, but not limited to, the water regimen.
3. To protect and preserve open spaces vital for wildlife habitat and other areas of major or unique ecological significance.
4. To protect the natural beauty and minimize disturbance of the natural terrain and vegetation.
5. To permit existing agricultural uses to continue and to conserve lands most suitable for agricultural uses accessory to residential occupancies.
6. To provide open space for recreational needs and for the preservation of buildings and sites of archeological, historical and cultural significance.

7. To protect important vistas, such as the hillsides seen from the valley below, and the valley as seen from the hillsides.
8. To preserve open space where necessary for protection of the public health and safety.
9. To provide open space to shape and guide development and to enhance community identity.

Principles

Observance of the following principles is essential to the furtherance of the above objectives:

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1. Open spaces that contribute to the quality of living for both local and Midpeninsula residents require special attention in open space conservation. Areas that fall into this category include:
 - a. Areas of visual dominance.
 - b. Scenic and conservation corridors.
 - c. Areas of special ecological significance.
2. Areas hazardous to the public safety and welfare should be open or predominantly open. (See Seismic Safety/Safety Element.) This category includes:
 - a. Fault zones--bands on each side of known active fault traces wide enough to include lands subject to probable ground rupture or ground failure.
 - b. Areas subject to landslide or having severe slope instability problems.
 - c. Streams and other areas subject to flooding by the "100 year" storm.
 - d. Areas of high fire risk.
3. Open spaces should be linked together visually and, where physically possible, form a system of open spaces; where appropriate, trails should connect open space areas.
4. A variety of vistas should be provided and preserved, ranging from small enclosed private views to more distant views shared by many people.
5. Reasonable development of private and public lands for uses identified in this Element for particular areas should be allowed under appropriate Town regulations when such development is consistent with the objectives and principles set forth herein.

6. The dominant features of the Planning Area contributing to the open quality are the natural land forms and vegetation; structures should be subordinated thereto and only within the confines of individual sites should structures be allowed to be dominant.
7. The scale of building (as expressed by the relative size of the parts as compared to the whole), the siting of structures, and the design and materials of construction should be harmonious with the natural setting so that the visual quality of open spaces will not be unreasonably impaired.
8. Natural resources other than water should not be extracted.
9. Both public and private efforts should be directed to preserving open space values of historical landmarks.
10. In the design and development of new subdivisions the following types of areas and features should be preserved as open spaces: high hazard areas, trail corridors, streams, streamside vegetation, other significant stands of beneficial native vegetation, and other areas of special ecological significance.

THE SYSTEM OF OPEN SPACES AND OPEN SPACE ACTION PROGRAM

2311 This section of the Open Space Element includes a description of the open space system and actions the Town intends to take to preserve or protect the open spaces making up the system. An overview of the system is followed by a description of its separate components. Actions are listed directly following the components to which they relate. In the main, the program relies upon regulation (and regulation coupled with required dedications) to conserve open spaces within the Town limits.

Overview

2312 The Woodside Planning Area constitutes an open space area important not only to local residents but to the larger population of the Midpeninsula and the Bay Region. The entire Planning Area has an open space quality because of the combination of large areas of open space lands, large institutional sites with significant open spaces, and low density residential uses occupying the major portion of the developed land area. With this combination of land uses in a beautiful natural setting--wooded mountain-sides, oak studded hills and open fields--the Planning Area provides visual relief from the more highly urban areas along the Bay and a transition to the more rural area west of the Skyline Ridge.

2313 Major open spaces include the watershed lands of the City of San Francisco on the northwest; the large expanse of wooded open space lands on the southwestern hillsides, leading to the scenic corridor along Skyline Boulevard; Searsville Lake, Jasper Ridge Biological Preserve and other presently open lands of Stanford University on the south-east. These major open spaces and smaller areas of open space lands are indicated on the Plan Diagram and described in subsequent paragraphs under the heading "Open

Space Lands." Except for relatively small areas of commercial, institutional, and suburban residential uses, the balance of the Planning Area is designated for rural residential uses on three acre or larger parcels.

General Actions and Procedures for Open Space Conservation and Preservation

2314

1. Maintain liaison with and monitor actions and programs of San Mateo County, adjoining cities and other government agencies related to open space conservation and preservation in order to advance Town open spaces objectives.
2. Review Town land use, conservation and development regulations and E.I.R. procedures to determine if specific changes are needed for consistency with this Open Space Element.
3. Consider rezoning lands adjoining the Town to categories consistent with the uses indicated in the General Plan.
4. Review all proposals for rezoning, Conditional Use Permits and Variances for impact on open space; where appropriate, impose conditions designed to preserve open spaces in conformity with General Plan.
5. Review all applications for divisions of land and impose conditions to ensure preservation of open space for health and safety, natural resource preservation, and other open space uses; give special emphasis to hazard reduction and protection of streams and streamsides. Where appropriate, require dedication of open space, scenic, or conservation easement.
6. Review applications for building and grading permits to ensure conservation of open space for health and safety. (See also Seismic Safety/Safety Element.)
7. In order to assure that open space lands and the general open spaces on sites now utilized for public, institutional, or utility purposes remain essentially open, consideration will be given to establishment of a new zoning district or districts. If found appropriate after public hearing, such district or districts will be applied to open space lands, and public, institutional, and utility sites shown on the General Plan Diagram.
8. When the Council deems it to be in the public interest, the Council will study and determine the feasibility of utilizing private and/or public funds for purposes of open space conservation and/or preservation.
9. Periodically update the Action Program to reflect changing conditions.

Linear Open Spaces

The scenic roads and highways and the trail system (described in the Circulation Element), the fault system (described in the Seismic Safety/Safety Element), and the streamsides of the creeks originating in or flowing through the Planning Area comprise very important

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linear open spaces linking the open space lands and the open spaces on residential, institutional and commercial properties. The stream system is described below.

- 2316 In some cases streams flow through areas defined in this Element as Open Space Lands; in other cases they flow through residential, institutional or commercial lands and the streams and streamsides are part of the system of General Open Spaces. The streams and streamsides comprise an interconnecting riparian habitat and provide corridors for the movement of wildlife. They also provide visual links because of the riparian growth along most of the streams. Some streamsides provide space for trails and paths. The streams in the Planning Area are quite varied in character. Some reaches are in steep gulches; others are incised in relatively flat terrain. All are classed as intermittent by the U.S. Geological Survey.
- 2317 Streams draining the major portion of the Planning Area flow into San Francisquito Creek. West Union Creek is fed by waters from three unnamed gulches north of Huddart Park, McGarvey Creek, and creeks in Squealer Gulch, Tripp Gulch and Appletree Gulch south of Huddart Park. All of these streams flow into West Union Creek above its junction with Bear Gulch Creek. The latter creek originates in Bear Gulch, and waters not diverted to the California Water Service Company reservoir flow easterly across the San Andreas fault zone and then turn north to be joined by West Union Creek. Bear Gulch Creek then turns east and south to join with the southerly flowing Dry Creek and then continues southeast to join with San Francisquito Creek a short distance below Searsville Lake.
- 2318 Drainage from lands in the area south of Bear Gulch Road flows into Searsville Lake. Dennis Martin Creek, Bull Run Creek, and a creek in Neils Gulch join with Alambique Creek and flow into a large marsh above Searsville Lake. Corte Madera Creek, with a large drainage basin mainly in the Portola Valley Planning Area, and Sausal Creek also flow into the marshlands adjoining Searsville Lake. From these marshes, water moves into Searsville Lake, and then flows out to form San Francisquito Creek, which flows easterly through Stanford lands to the San Mateo-Santa Clara County boundary and thence northerly entering San Francisco Bay near Palo Alto Airport.
- 2319 Streams in the balance of the Planning Area flow to the San Francisco Bay either through Redwood City or Atherton. A major branch of Redwood Creek begins in the area north of Laning Drive. Minor streams originate in the area between Whiskey Hill Road and Moore Road. These streams are tributary to the water course flowing through Atherton to the San Francisco Bay.
- 2320 Control of the upstream portions of this drainage system is important to the downstream communities of the Midpeninsula. Appropriate land use and control of development is essential to prevent widespread damage in the lower reaches of the creeks through siltation (from upstream erosion), flooding, and loss of flow in the creeks in the dry seasons. Effects of inappropriate use and development in the steep portions of the watershed would be immediate. Noticeable impact on downstream areas might be delayed but would be inevitable. For these reasons many of the open space proposals are conditioned by concern for preservation of the natural drainage system.

Actions to Preserve Streamside Open Space

Through Town regulations:

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1. Maintain adequate building setbacks from streambanks.
2. Control cutting of riparian vegetation.
3. Require dedication of conservation easements in new subdivisions abutting on creeks.
4. Ensure proper management of lands traversed by, or abutting upon, streams.

General Open Spaces

Included under this category are the open spaces within the areas designated on the Plan Diagram for residential, commercial and institutional uses. These open spaces serve a variety of functions including: 1) protection of health and safety by, a) assuring adequate space around buildings for light, air, privacy and fire safety, and b) keeping high hazard areas free from structures for human occupancy; 2) protection of natural resources such as vegetation, marshland, streams and streamsides, and thereby, a) providing habitat for many species of animals, b) increasing ground water recharge, and c) reducing erosion; 3) provision of spaces for recreation as an adjunct to residential and institutional uses; 4) protection of scenic views; and, 5) provision of space for agricultural pursuits where soil and terrain are suitable.

2322

Significant open space is and will be conserved by the yards, courts and other open spaces required under Town zoning on individual parcels and by scenic and conservation easements secured by dedication. In addition, streamsides, active surface faults, trails and roads provide connecting bands of open space linking small and intermediate scale open spaces on individual parcels to the larger open spaces provided by the area designated as Open Space Lands on the Plan Diagram. High hazard areas required to remain free of structures do and will further contribute to the expanse of the open space system.

2323

Open Spaces in Residential Areas. Two categories of residential use are provided for in this General Plan--Suburban Residential and Rural Residential. Within the areas indicated for these uses on the Plan Diagram, open spaces are and will be maintained to serve the functions enumerated in paragraph 2322.

2324

In the areas designated as Suburban Residential (parcels required to be one acre or larger) conservation measures and regulations are needed to protect existing vegetation and terrain features, and to limit overall building coverage. The small scale open spaces between and around structures should be maintained to prevent loss of environmental quality. High hazard areas should be kept free of structures for human occupancy; and new construction should not impinge on significant natural resources. (See Land Use, Seismic Safety/Safety, and Conservation elements for related policies and standards.)

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Areas designated as Rural Residential (parcels required to be three acres or larger) include a wide variety of terrain. In this category, most of the lands presenting few constraints to development are now in residential use. Most of the lands remaining as

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open acreage, or as vacant lots in old subdivisions, present more constraints to development. Some areas designated as Rural Residential present multiple problems and are categorized as "Problem Areas" in the Land Use Element.

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In most of these problem areas geologic hazards have been identified including active and potential landslides, active fault traces, areas subject to flooding, and other high hazard areas which should be left as open spaces within the areas designated as Rural Residential. In addition, heavy vegetative cover, steep canyons, stream channels, and other physical conditions dictate limited development and larger than minimum parcel sizes to insure conservation of natural resources and retention of visual quality. Due to map scale, degree of generality and completeness, available data are insufficient to allow precise delineation of all potentially hazardous areas or all significant natural resource areas. However, it is clear that substantial permanent open spaces will result through application of safety, conservation, and open space policies designed to keep development away from high hazard areas and areas of significant natural resource value. (See Seismic Safety/Safety Element, Land Use Element, and Conservation Element for additional definition of areas and policies.)

2328

Open Spaces in Commercial Areas. Open spaces in commercial areas serve the same general functions as in residential areas. In addition, they should provide space for off-street parking and places for casual conversation and relaxation for employees, customers, and clients of the shops and offices. It is important to recognize that all open spaces are not necessarily beautiful; some require effort, design, and control to prevent their being visually unattractive or excessively noisy.

2329

Other General Open Spaces. In addition to the open space functions identified in relation to residential and commercial uses, most institutional sites and commercial stables provide space for various forms of active recreation.

Actions to Conserve General Open Spaces

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Some of the actions listed below apply to open spaces in all use categories; others apply only to specified categories. Reliance will be entirely on Town regulations to conserve General Open Spaces.

1. Review Town regulations and, as necessary or appropriate, revise to prohibit new structures in high hazard areas and to provide measures to mitigate risk from existing structures in such areas.
2. Review and, as necessary or appropriate, revise zoning regulations for residential districts to incorporate provisions requiring parcel size to increase as steepness of terrain increases.
3. Review and, as necessary or appropriate, revise subdivision and site development regulations to require dedication of open space easements covering identified high hazard areas and areas of significant natural resource value.

4. Review and, as necessary or appropriate, revise Town Center Plan to establish open space standards and requirements.
5. Give specific attention to open space conservation in review of all applications for development.

Open Space Lands

The areas described below are to be preserved as open space lands under one or more of the categories of open space use defined by Section 65560 of the Government Code of the State of California. Almost all of these areas serve more than a single open space function to some degree. Each area is described under the State open space use category which reflects the dominant use.

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A listing of these areas and their open space use categories is shown in Table 7, following. This table also carries the area numbers shown on the Plan Diagram and references text paragraph numbers for descriptions of the areas.

2332

In all cases, except where precluded by hazards, utilization of a parcel of open space land as a site for a single family residence is considered to be compatible with the open space use of the parcel, provided that adequate measures are taken to mitigate adverse environmental impacts. Division of any existing parcel of open space land is subject to Town subdivision regulations and requirements for conformity to this General Plan.

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Open Space Lands for Public Health and Safety

The areas described under separate headings below are to be preserved for public health and safety.

2334

- The Bear Gulch Watershed: Area No. 15

The primary use of this area is watershed protection for health and safety. It is the main local source of water for the California Water Service Company which supplies water to most of the Woodside and Portola Valley planning areas and communities to the east and south. Other characteristics supporting preservation of this area for health and safety are: presence of geologic hazards including identified landslides, slopes in excess of 30% in parts of the area; high fire hazard. In addition, these lands are important for their natural beauty which provides substantial visual enhancement to Woodside and the Midpeninsula. This area also serves as an important wildlife habitat for all major local biotic communities. Bear Gulch Creek may be the only creek within Woodside to support a trout population.

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Actions for preservation of open space lands:

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1. Encourage the California Water Service Company to continue to maintain these lands as permanent watershed with good watershed management practices.

TABLE 7
OPEN SPACE LANDS IN THE WOODSIDE PLANNING AREA

Area Number	Area Name	text reference paragraph no.	Open Space Category			jurisdiction	acreage
			health & safety	preservation of natural resources	outdoor recreation		
1	State College Site	2385	S	S	X	U	
2	S.F. Watershed Lands	2337	X	S	S	U	23,000*
3	Phleger Property	2372	S	S	X	U	1,312
4	Redwood Park	2366	S	S	X	U	623
5	Southwest Huddart Park Extension	2368	S	S	X	U	159
6	Huddart Park	2363	S	S	X	U	970
7	Runnymede Site	2385			X	W	2
8	Canada Road Site-Red. City Elem. Sch.	2385			X	W	10
9	Farm Hill Blvd. High School Site	2385		S	X	U-W	40
10	Serpentine Landscape Province	2351		X	S	W	22
11	Tripp Road Site	2385			X	W	12
12	Grounds of the Mounted Patrol	2390			X	W	23
13	Sandstone Caves	2370			X	U	*
14	West of Skyline Lands	2360	X	X	X	U	*
15	Bear Gulch Watershed	2335	X	S	V	U-W	1,245
16	Bear Gulch Road Area	2380				U	
17	Alexander Donald Park	2385			V	W	1
18	PG&E Lands-280 & Woodside Road	2341	X		S	W	20±
19	High Road Site	2385			X	W	2
20	Menlo Golf and Country Club	2390			X	W	137
21	Bear Gulch Reservoir	2339	X			O	100
22	Los Altos Hunt Pony Club	2390			X	W	12
23	Wunderlich Park	2375	S	S	X	U-W	942
24	Skyline Corridor-Wunderlich Park	2383			X	U	
25	Alambique Creek	2358	S	X	S	W	25
26	Searsville Lake	2390	S	S	X	U	
27	Jasper Ridge Biological Preserve	2346	S	X	V	U	960*
28	Searsville Lake Marshlands	2348	S	X	S	W	50
29	Thornewood	2356		X		W	86
30	Dennis Martin Creek/Schilling Lake	2353		X		W	
31	The Family Farm	2390			X	W	63

X --Primary Open Space Use
S --Secondary Open Space Use
V - Visual Enjoyment Only

W - Woodside
U - Unincorporated
O - Other City

* Only a portion of these lands are within the Planning Area

2. For the portion within Town limits, consider zoning for appropriate open space uses.
3. For the portion of these lands outside the Town limits:
 - a) consider rezoning for appropriate open space uses;
 - b) maintain liaison with the County of San Mateo and seek cooperation in establishing and maintaining regulations to preserve this area as open space; support other County actions designed to protect the area as a watershed.

• Watershed Lands - City and County of San Francisco: Area No. 2

Only a small portion of these lands lying to the north of the Town limits are within the Planning Area. In total, this holding of the City and County of San Francisco encompasses approximately 23,000 acres. The Crystal Springs Lakes reservoirs of the San Francisco water system are located within this area. Uses other than watershed protection and water storage include: wildlife sanctuary (State Fish and Game Preserve); riding and hiking on established trails (subject to permit from the San Francisco Water Department); and routes for electrical power transmission lines. These lands represent the largest single tract of open space within San Mateo County, and the preservation of their ecological and scenic values is of great importance to all the residents of the County.

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Actions for preservation of open space lands:

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1. Maintain liaison with the County of San Mateo and the City and County of San Francisco and seek their cooperation in establishing and maintaining regulations and programs designed to keep these lands in extremely low intensity open space uses for an ecological and scenic preserve. Continue to cooperate in planning for the future of these lands.
2. Prezone appropriate open space uses for the portions of these lands abutting on the Town of Woodside.

• Bear Gulch Reservoir: Area No. 21

This 100 acre property which lies entirely within the Town of Atherton serves as a vital part of the local water distribution system of the California Water Service Company. The portion of the property above the dam serves as a small watershed for the reservoir, and should not have development on it that could degrade the quality of water in the reservoir. The portion of the property below the dam serves as a work area for Cal-Water. Because of the low intensity of use, this property enhances the rural residential qualities of adjoining lands in Woodside, providing increased privacy, and protecting the outlook.

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2340 Actions for preservation of open space lands:

Maintain liaison with the Town of Atherton and the California Water Service Company and support regulations and programs designed to keep this property in appropriate open space use.

- PG & E Lands, Woodside Road and I 280: Area No. 18

2341 The Pacific Gas and Electric Company owns a narrow strip of land lying between I 280 and the Woodside Hills subdivision, and a parcel of land immediately north of Woodside Road, on which the Woodside substation is located. The land adjacent to I 280 is used for a transmission line for natural gas; the property is in an area with a high noise level, and much of it is in scenic corridors visible from both Woodside Road and I 280; an equestrian trail runs through both parcels; the lowest sections of the area are subject to occasional flooding from Redwood Creek. The size, shape, location, and present use of the property make it unsuitable for residential use, and appropriate as permanent open space for the protection of public health and safety and limited outdoor recreation.

2342 Actions for preservation of open space lands:

1. Review present zoning controls to determine if amendment of the present regulations is needed to insure that these areas will be preserved for appropriate open space uses.
 2. Negotiate for a trail easement along the gas line right-of-way to provide a connection from the existing trail along Redwood Creek to Area No. 10 and Farm Hill Boulevard.
- San Andreas Fault System: (Fault traces indicated on Plan Diagram)

2343 The San Andreas Fault System extends through the Woodside Planning Area from the northwest to the southeast. The most detailed mapping and description of this fault system is included in Reconnaissance of Active Traces of the San Andreas Fault 1973 (2). In addition to the master trace, this report identifies nearby branching traces and the Canada and Searsville traces which are more distant from the master trace. The fault system and hazards related to it are more fully described in the Seismic Safety/Safety Element. (See paragraphs 2114-2116 and 2134.)

2344 Actions for open space preservation:

Apply the policies set forth in the Seismic Safety/Safety Element to reduce risk associated with fault rupture by maintaining bands of open space along the fault traces.

Open Space Lands for the Preservation of Natural Resources

A number of valuable natural resource areas lie within the Woodside Planning Area. Preservation of these areas is important not only to maintaining the open character of the community and region for current use and enjoyment, but also to keep this natural heritage for future generations.

2345

- Jasper Ridge Biological Preserve: Area No. 27

This 960 acre scientific study area includes upland area, the eastern portion of Searsville Lake, and the marshland east of Portola Road (see Area 28 for general description of marshland). It is part of Stanford University's lands and is maintained by the University as a highly restricted nature preserve. This area is also shown as permanent open space on the University's Land Use Policy/Plan prepared in 1971 and this status should be maintained. In addition to its primary open space use, parts of the area are unsuitable for development because of terrain and geologic conditions. The steep north and west facing slopes are striking visual features.

2346

Actions for preservation of open space lands:

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1. Maintain liaison with Stanford University and continue to endorse the preservation of this area as a biological preserve.
2. Prezone the small portion, to the southwest of Searsville Lake, which is within Woodside's sphere of influence, for appropriate open space uses.

- Searsville Lake Marshland Area, West of Portola Road: Area No. 28

The man-made marsh in this area (owned by Stanford University) is rather unique being part of one of the largest fresh water marshes in the Bay Area. (The part of the marsh east of Portola Road is included in the Jasper Ridge Biological Preserve.) The area also includes some dry land presently used for a commercial stable and riding ring. The marshlands support an extremely diverse population of birds, insects and amphibians. Many organisms found in the marshlands cannot survive elsewhere. Therefore the inclusion of marshlands in an ecosystem significantly increases the diversity of species in the area. A large variety of animals rely upon the marsh for sustenance. Its extremely high productivity creates food for many varieties of organisms, from the frog-loving raccoon to the seed-eating blackbird. A variety of birds utilize the marshlands as nesting sites. The marsh provides water and green plant material for animals during the dry summer season. For these reasons the marshlands should be retained as open space lands for natural resource preservation.

2348

The area is also important for outdoor recreation; it is part of the scenic corridor along Portola Road and provides equestrian facilities. Because of the prevailing high water and soft ground conditions, a major part of the area is unsuitable for development and

2349

should be preserved as open space for health and safety as well as for its natural resource and recreation values.

2350 Actions for preservation of open space lands:

1. Maintain liaison with Stanford University and continue to endorse the preservation of the Searsville Lake Marshlands.
2. Consider rezoning for appropriate open space uses.

- Serpentine Landscape Province, East of Junipero Serra Freeway (I 280): Area No. 10

2351 This area, in public ownership, (22 ac. State surplus lands) located southeast of Canada College on the eastern side of I 280, is important because it is one of the few large areas of serpentine landscape (an area of special plant adaptation) remaining in a relatively natural state. It is an open grassy field known for its abundance of wildflowers including, in addition to more common species, at least two rare species. One of these, Fritillaria liliacea, (White Fritillary) is high on the California Native Plant Society's list of endangered rarities of northern California. The other, Lewisia rediviva, (Bitterroot) is rare in the coast ranges although more abundant in other parts of the United States. Many butterflies are found in this area and it is used by the Stanford Department of Biology as a site for butterfly research. Thus, in addition to natural resource preservation, it can provide an important outdoor laboratory for research and education because of its proximity to educational institutions. Because of its unique characteristics, the preservation of this area is of at least regional importance.

2352 Actions for preservation of open space lands:

1. Continue to negotiate with the State of California for protection of this area.
2. Consider rezoning this area for appropriate open space uses.

- Dennis Martin Creek and Schilling Lake Area: Area No. 30

2353 This area includes six parcels and portions of five others. These parcels range in size from 2 to 30 acres. These lands abut on or are closely related to Dennis Martin Creek and its tributaries. In the 1920's this area was planted with many exotic species of plants, some of which survive. Native plant communities are also found here, including broadleaf-evergreen, conifer, and chaparral. Redwoods tend to be dominant along the creeks. Schilling Lake on the North Fork of Dennis Martin Creek is a man-made pond about two acres in size, surrounded by Douglas Fir, madrone and oaks, and some exotic plants. A large number of animal species are dependent upon the lake; its borders provide a small marshland habitat. This area is also of historic significance; Martin's upper and lower mills were located on sites adjacent to the creek. This area is also important as a watershed feeding the Searsville Lake Marshlands. In addition, it has potential for nature study and related appropriate non-intensive recreational uses.

Terrain is very steep with most slopes greater than 30 percent (17°); some slopes exceed 50 percent (27°). Virtually the entire area has been identified as landslide or highly susceptible to landslide. The area is classified as a high fire risk area in the Seismic Safety/Safety Element (see paragraph 2132) because of problems of access and water supply, steep slopes, and high fuel loading. 2354

Actions for preservation of open space lands: 2355

1. Explore with the property owners alternative methods for preserving this land essentially undeveloped for appropriate open space uses and maintaining trail access.
2. Consider rezoning for appropriate open space uses.
3. Secure trail and conservation easements over substantial portions of the land, if it is further subdivided.

• Thornewood: Area No. 29

This property on La Honda Road (the former Thorne Estate) is an important part of the overall permanent open space inventory. It is now held by the Sierra Club Foundation for natural resource conservation and related purposes. 2356

Actions for preservation of open space lands: 2357

1. Explore with the owner methods to insure preservation of this property for appropriate open space uses.
2. Consider rezoning for appropriate open space uses.

• Alambique Creek: Area No. 25

This area along Alambique Creek between Portola Road and La Honda Road is a redwood forest with a park-like appearance. It is a singularly beautiful area in the La Honda Road Scenic Corridor. In addition to its scenic qualities, the area has significant development problems: opportunities for vehicular access are extremely limited; terrain is steep and unstable; and fire risk is classed as high (see Seismic Safety/Safety Element). Thus, the area should be kept as open space for health and safety as well as for natural resource preservation and its contribution to scenic enjoyment. 2358

Actions for preservation of open space lands: 2359

1. Consider rezoning for appropriate open space uses.
2. Explore with the owner, alternative methods for preserving this land for appropriate open space uses.

- West of Skyline Lands: Area No. 14

2360 These lands are indicated as "General Open Space" in the San Mateo County Plan. Much of the area is within the Skyline Scenic Corridor. Some of the lands are very steep and unsuitable for development. In addition to natural resource preservation, parts of this area are also important for outdoor recreation (particularly trails and scenic views) and health and safety (because of geologic hazards).

2361 Actions for preservation of open space lands:

Maintain liaison with San Mateo County and support County programs which are consistent with Town goals and objectives.

Open Space Lands for Outdoor Recreation

2362 Lands of primary importance for outdoor recreation include areas ranging from very large to quite small. These recreational lands are important for the less intensive, non-organized, recreational functions which are characteristic of a rural community. Some of the spaces are scenic corridors which connect major open space areas. The following lands should be preserved primarily for Outdoor Recreation and are so designated on the Plan Diagram:

- Huddart Park and Proposed Additions: Area No. 6

2363 This existing park, situated just beyond the Town's boundary, is an important part of the San Mateo County Park system. It provides for family and group recreational activities for people from all parts of San Mateo County. The park is part of the eastern facing mountainside readily visible from the more urbanized portions of the Bay plain; it adds to the daily visual experiences of those who live in that urbanized area. Parts of the park are in the scenic corridors of Kings Mountain Road and Skyline Boulevard. Two additions to this park are included in the San Mateo County park and open space program--Redwood Park and Southwest Huddart Park Extension. These are dealt with under separate headings below.

2364 Most of the area now in Huddart Park supports a second growth coniferous forest with redwood predominating. It also includes large areas of mixed evergreen and chaparral with some exotics introduced as a part of the park development. With this mix of vegetation and the important water courses running through or bordering the park, it provides habitat for a wide variety of mammals, birds, reptiles and amphibians. It is thus important for natural resource preservation in addition to its primary function for outdoor recreation. Steep slopes and large areas classed as "moderately susceptible to landslide" dictate that care be exercised in development and use of lands within the park in order to protect health and safety.

Actions for preservation of open space lands:

2365

1. Maintain liaison with San Mateo County and urge the County to review the "carrying capacity" of the park, (i.e. to determine how intensively the park can be used before its attractive natural features become damaged) and then to establish appropriate limitations on the use of the park.
2. Review access problems with San Mateo County and work towards solutions designed to decrease vehicular traffic through Woodside.

• Redwood Park: Area No. 4

San Mateo County has proposed acquisition of this area for addition to Huddart Park. This 623 acre area west of Skyline Boulevard includes a 200 acre tract which has been an essentially "paper" subdivision since 1908; the majority of its lots have not been developed due to the steep terrain, lack of roads, and the problems of providing water and sewers; many of the lots have become tax-delinquent and have been acquired by the County.

2366

Actions for preservation of open space lands:

2367

1. Support San Mateo County acquisition program.
2. Support County zoning for appropriate open space uses.

• Southwest Huddart Park Extension: Area No. 5

This 159 acre area would be a useful addition to Huddart Park; the meadow on the north side of Kings Mountain Road near its intersection with Skyline Boulevard would be particularly valuable for public enjoyment and would rationalize the park's boundaries. The area south of Kings Mountain Road is of great beauty and an important part of the Kings Mountain Road Scenic Corridor.

2368

Actions for preservation of open space lands:

2369

1. Encourage early acquisition by San Mateo County.
2. Support County zoning for appropriate open space uses.

* Sandstone Caves: Area No. 13

This area includes an unusual geologic formation and acquisition is proposed by San Mateo County for park purposes.

2370

2371 Actions for preservation of open space lands:

Support acquisition by San Mateo County with adequate controls on use to insure preservation of the unusual features present on this site.

- Phleger Property: Area No. 3

2372 This 1,312 acre parcel, outside the Town limits, is located between Huddart Park and the watershed lands of the City and County of San Francisco. It has been proposed for acquisition by San Mateo County and is appropriate for a low intensity wilderness park.

2373 The three unnamed gulches within this area comprise the headwaters of West Union Creek and make it important for watershed protection. The area is rugged and an undisturbed wildlife habitat, the value of which is increased by its location next to county park and protected watershed lands of the City and County of San Francisco. Vegetation is mixed second growth coniferous forest, broadleaved evergreens and chaparral. The conifers are primarily redwood in the canyons and along the creeks. The upper portion is an important part of the sub-regional view and a portion is within the Skyline Boulevard Scenic Corridor. One archaeological site SFSU #5 (San Francisco State University) has been identified. The site includes extensive areas with slopes in excess of 30% (17°); slopes range up to and exceed 50% (27°) in one area. The steeper lands along the creeks have been identified as being moderately susceptible to landslide. Soil erosion potential is high.

2374 Actions for preservation of open space lands:

1. Explore with the owner alternate methods for preserving this land for appropriate open space uses possibly including selective logging for managed production of resources.
2. Consider rezoning for appropriate open space uses.
3. Encourage acquisition by San Mateo County or other agency.

- Wunderlich Park: Area No. 23

2375 This area includes the 942 acre San Mateo County park. Wunderlich Park is suitable for low intensity uses, such as horseback riding, hiking, family or other small group picnicking, nature study, and scenic enjoyment. Vehicular access to the park, parking, and other development requires careful control to avoid degradation of the natural resources and adverse impact on the community.

2376 Except for the canyon of Alambique Creek, almost the entire park is in view from a major portion of the Midpeninsula and adds to the daily visual enjoyment of thousands of people. Parts of the park are in the scenic corridors along Woodside Road and La Honda Road.

Vegetation includes coniferous forest, mixed evergreen woodlands with some woodlands merging into grasslands (three significant areas), and areas of chaparral. Exotic plants are mixed with native materials in the lower eastern portion of the park. An unusual configuration of large second growth redwoods forms a distinct "Fairy Ring" approximately three hundred feet in diameter; it is located approximately one-quarter mile west of the Woodside Town limits and just south of Bear Gulch Road. The Alambique Creek Canyon, the Fairy Ring, and the middle and upper meadows require special protection to preserve these valuable natural resource areas.

2377

Several large landslides have been mapped within the park boundaries; some other smaller areas have been identified as highly susceptible to landsliding. The terrain for the most part is very steep, 30% to 50% (17° to 27°) in large areas, and smaller but still significant areas with slopes in excess of 50% (27°). Most of Wunderlich Park is classified as a high fire risk area. These hazardous conditions would be severe constraints on development and open space preservation for health and safety is warranted.

2378

Actions for preservation of open space lands:

2379

The major portion of this area lies west of the Town of Woodside; only that section of Wunderlich Park adjacent to Woodside Road is within Town Limits.

1. Maintain liaison with the County and continue to cooperate in the review of park development plans in order to implement these major Town policies relating to Wunderlich Park:
 - a. The park should not be over-used; intensity of use should be limited to a reasonable "carrying capacity."
 - b. Primary access to the eastern portion of the park should be by means other than private automobile; use of public transportation, riding, hiking, and bicycling should be emphasized.
 - c. Bear Gulch Road should be a major trail link and other use of this road should be limited to park service vehicles; it should not be widened for general vehicular traffic.

• Bear Gulch Road Area: Area No. 16

This area includes the privately held lands between Bear Gulch Road and the Bear Gulch watershed lands of the California Water Service Company. These lands are dependent upon Bear Gulch Road, a dirt road in poor condition, for access. Because of access problems, ownership pattern, steepness of terrain, and slope stability problems, the feasibility of private development is very questionable.

2380

2381 These lands are suitable for open space for low intensity recreation use and watershed protection; all surface drainage from this area flows into Bear Gulch Creek above the intake for the public water supply. In addition, because of geologic hazards, the lands should be preserved as open space for health and safety.

2382 Actions for preservation of open space lands:

1. Encourage acquisition by San Mateo County or other public agency to preserve these lands in appropriate open space uses.
2. Support the closing of Bear Gulch Road for general vehicular circulation.
3. Oppose use of Bear Gulch Road for public vehicular access to Wunderlich Park.

- Skyline Corridor-Wunderlich Park Lands: Area No. 24

2383 This area includes the lands between Skyline Boulevard and the westerly boundary of Wunderlich Park. Most of the area is within the Skyline Scenic Corridor. It is appropriate for low intensity recreation uses and forms an important part of the scenic corridor. It includes a major part of a large meadow which is divided by the present boundary of Wunderlich Park. The area is a logical addition to Wunderlich Park. The addition of this area to the park would protect scenic qualities along the skyline. It would also enhance the possibility of developing major vehicular access from Skyline Boulevard.

2384 Actions for preservation of open space lands:

1. Encourage San Mateo County to acquire all or part of the area as an addition to Wunderlich Park.

- Public Lands (not previously listed) Currently Used for, or Suitable for, Recreation

2385 The following areas in and adjoining the Town are identified as being appropriate for recreational uses:

Canada Road Site (Redwood City Elementary School District): Area No. 8
Runnymede Site (Town of Woodside): Area No. 7
High Road Site (Town of Woodside): Area No. 19
Tripp Road Site (Town of Woodside): Area No. 11
Alexander Donald Park (Town of Woodside): Area No. 17
State College Site (State of California): Area No. 1 (Redwood City Sphere of Influence)
Farm Hill Blvd. Site (Sequoia Union High School District): Area No. 9

Actions for preservation of open space lands:

2386

1. For properties inside the Town, consider zoning for appropriate open space uses.
2. For properties owned by other public agencies, work with the owners to assure that these properties remain as open space lands and are used in a manner consistent with Town goals and objectives.

• Public Trails and Paths

The trails and paths system for the Town provides important links in the open space system. (See pars. 2427 - 2435 for description and implementation measures.)

2387

Actions for preservation of open space lands:

2388

1. Continue vigorous program of seeking trails and paths for public use.
2. Secure trail and path easements in conjunction with subdivision approval.

• Scenic Corridors - State Scenic Highways and Local Scenic Roads

These corridors provide important links in the open space system. (See Circulation Element for description of Scenic Roads and Highways and actions for open space preservation in Scenic Corridors, paragraphs 2413 and 2426.)

2389

• Privately Owned Outdoor Recreation Areas

Several private open space areas currently being used for outdoor recreation are important for the maintenance of a quality open space system for Woodside:

2390

Grounds of the Mounted Patrol: Area No. 12
Menlo Country Club and Golf Course: Area No. 20
The Family Farm: Area No. 31
Searsville Lake: Area No. 26
Los Altos Hunt Pony Club Lands: Area No. 22

Actions for preservation of open space lands:

2391

1. Continue to work with the owners to assure that these properties remain as open space lands for uses consistent with Town goals and objectives.

2. Encourage the dedication of open space easements on appropriate portions of these lands.
3. Review the zoning of these lands; consider zoning those in Woodside for appropriate open space uses and consider pre-zoning lands in the Sphere of Influence for open space uses.

- Areas of Historical and Cultural Significance

2392 There are no large open space areas of outstanding historic or cultural significance within the Planning Area. However, there are a number of sites which should be recognized to enhance open space values.

H1 Site of the Town of Searsville:	Inundated by Searsville Lake; historic marker at Sand Hill Road-Portola Road intersection
H2 Old Woodside Store:	Tripp Road at Kings Mountain Road
H3 Tripp Winery and Home:	In vicinity of Tripp Road and Kings Mountain Road; immediately west of Old Woodside Store
H4 Copinger Adobe Site:	In vicinity of Woodside Road at its crossing of West Union Creek
H5 Portola Expedition Site:	In vicinity of the junction of Woodside Road and Portola Road
H6 First Sawmill on Alambique Creek:	On Alambique Creek, east of Portola Road, near junction with La Honda Rd.
Sites of other early sawmills:	At twelve locations in the Woodside Planning Area
H7 Portola Vineyard:	In vicinity of Portola Road, at its junction with Old La Honda Road
H8 Early Concrete Bridges:	On Mountain Home Road, about 1/8 mile south of Woodside Road; on Portola Rd. crossing of Alambique Creek
H9 Shine House:	East side of Canada Road, south of Laning Drive

Actions for preservation of open space lands:

2393

1. Cooperate with the San Mateo County Historical Association, and appropriate County and State agencies to identify, mark, record and preserve these sites.
2. Consider amending the zoning ordinance to require Architectural and Site Review of each development project proposed on or adjacent to officially recorded historical sites; give specific attention to preserving open space where needed to provide an appropriate setting for these sites.

Open Space Lands for the Managed Production of Resources

Other than watershed lands described previously under the heading "Open Space Lands for Health and Safety" and possibly the Phleger Lands (paragraph 2372), no specific lands in the Planning Area have been identified as being important for managed production of resources as defined by State law. Agricultural uses, such as hay production, grazing, small orchards and vineyards, animal husbandry, and vegetable gardening are, in the main, uses accessory to residential occupancies. The only lands of any significant size used primarily for agriculture are the lands of Stanford University along Sand Hill Road (Guernsey Field and the lands adjacent to the Linear Accelerator Center) used for seasonal grazing and occasionally cut for hay. This use is recognized as interim pending use by Stanford University for academic purposes.

2394

Actions for open space conservation

2395

1. Cooperate with land owners in exploring methods of reducing taxation on lands dedicated to open space uses.
2. Review zoning upon request by property owner and consider rezoning for open space uses.
3. Accept open space easements or development rights granted to the Town by the land owner.
4. Maintain liaison with other jurisdictions and land owners to formulate programs and regulations designed to encourage continued open space use of lands within the Planning Area.

CIRCULATION AND SCENIC HIGHWAYS ELEMENT

INTRODUCTION

Purpose and Scope

- 2400 This Element combines the subject matter required by State law for the circulation and scenic highways elements. This has been done to more completely reflect Town objectives regarding the relationship of roads and highways to the areas through which they pass. All roads and highways in the Planning Area are considered to be scenic roads.
- 2401 The circulation system is intended to provide safe and reasonably expeditious movement of people and goods within and through the Planning Area. The system includes the several types of roads, equestrian trails, and pedestrian and bicycle paths. The role of transit in area-wide transportation is recognized.

GENERAL OBJECTIVES

- 2402 The following objectives indicate the general nature and scope of circulation system desired by the Town:
1. To provide safe, pleasant and convenient access to individual properties.
 2. To assure access to all properties in times of emergency.
 3. To minimize the disruptive effects of traffic on lands adjacent to roads, paths and trails.
 4. To maintain and enhance the scenic qualities along roads and highways.
 5. To provide for safe travel by all persons using roads, trails and paths.
 6. To connect Woodside with other parts of the Midpeninsula and the Bay Area by modes of travel appropriate to nature and purpose of trips.
 7. To accommodate the traffic, which of necessity must pass through the Town, in a manner which will not encourage the use of local roads, paths or trails by through traffic.

ROADS

Traffic Volume and Road Capacity in Woodside

- 2403 An analysis of the present traffic volume on roads in the Woodside Planning Area indicates that most roads are being used far below their capacity, except for a few roads which carry substantial recreational traffic during peak hours on summer weekends. An

analysis of the "holding capacity" of lands in Woodside indicates that the maximum number of housing units in the Town at full development would be no more than 75% greater than the number existing in 1975 if all lands were developed to maximum intensities permitted by Town zoning and slope density regulations presently (4/1/76) in force. The actual increase would no doubt be lower because of physical conditions which would have to be recognized in subdivision. It is concluded from an analysis of the traffic load on the present Town roads, and a review of the potential for future growth in the Town, that the present road system in Woodside is generally adequate, except in a few minor problem areas, to accommodate present and future traffic. It is, therefore, concluded that no substantial road widening and no significant new road construction will be needed.

Definitions

For the purpose of this General Plan the words and phrases listed below are defined as follows:

2404

1. Local Traffic: traffic which has an origin or a destination, or both, in the Planning Area.
2. Through Traffic: traffic which has neither its origin nor its destination in the Planning Area.
3. Scenic Roads: routes which traverse a corridor within which natural scenic resources and aesthetic values are protected and enhanced. Scenic roads may be either thoroughfares or local roads.
4. Scenic Corridors: the visible band of land adjacent to but outside the road right-of-way, having scenic, aesthetic, or historical characteristics.
5. Official State Scenic Highway: a state highway officially designated by the State as a Scenic Highway; the highway and the Scenic Corridor require special scenic conservation treatment.

Components of the Road System

The road system includes the following components:

2405

1. Minor Rural Roads: local roads whose primary function is to provide access to abutting properties; they are not intended for use by through traffic. Minor rural roads may be through-roads, loop roads, or cul-de-sacs. Traffic volumes are low under normal circumstances; therefore safety of Town residents and the preservation of the rural environment are primary design factors rather than high traffic capacity and high speed.
2. Collector Roads: local roads whose primary function is to collect and distribute traffic to a neighborhood, usually with no major limitation placed on rights of access to abutting properties.

3. Thoroughfares: roads or highways for through traffic; includes arterial roads, expressways, and freeways.
4. Arterial Roads: roads for through traffic; they usually have intersections at grade but direct access to abutting properties is limited to the greatest extent feasible. Routes connecting local roads with inter-community, inter-county, and inter-regional routes are designated as arterial roads.
5. Expressways: highways for through traffic, with direct access to abutting properties restricted and access at intersecting roads controlled.
6. Freeways: divided highways for through traffic with direct access to adjacent properties prohibited, and with grade separations at intersections.

Principles

2406

The following principles are adopted as guides to the location, design, and use of roads to serve the community:

1. Whenever the design of any new road or change in any existing road within the Woodside Planning Area--whether it be a freeway, an expressway, an arterial, a collector, or a minor rural road--is being considered, great care must be taken to assure that the scenic character, rural residential qualities and the privacy of the areas through which they pass will be maintained.
2. Roads should be designed to encourage safe, alternative forms of transportation, such as walking, and the use of bicycles, horses, and public transportation, rather than the excessive use of private automobiles.
3. Roads should be designed for safe travel at moderate speeds; roadway design should not induce drivers to travel at excessive speed.
4. Roads should be designed and constructed to minimize the cost of maintenance.
5. The amount of roadway cuts and fills required in road maintenance, reconstruction, or new construction should be kept to a reasonable minimum.
6. Contouring and planting of cut and fill slopes should be an integral part of the road design, construction, and maintenance process; effective planting of these slopes with trees, shrubs, and ground cover is necessary for erosion control and to restore the scenic quality of the road corridor.
7. In some instances a scenic or conservation easement over properties adjacent to the roadway may be needed to insure preservation of a vista from the road.
8. The program for undergrounding overhead utility wires should be continued to protect and enhance the scenic qualities of local roads and thoroughfares.

9. The rights-of-way of roads should be of sufficient width to accommodate appropriate street paving, trails, drainage, public utility services, and substantial trees and shrubs.
10. Providing space for off-road vehicular parking is the responsibility of individual land owners. On-road parking is usually not appropriate.
11. Traffic passing through the Town should be directed to use the thoroughfares (I 280, Woodside Road, and arterial roads), rather than local roads.
12. Emergency access routes should be provided so that in the event the primary access to a property is blocked, a substitute route is available.

Description of the Road System

The road system shown on the Plan Diagram consists of two categories of local roads (minor rural roads and collector roads), and three categories of thoroughfares (arterial roads, expressways, and freeways). Local roads are intended for local use only; their primary function is to provide service to Woodside residents; they are not intended to carry through traffic. Thoroughfares provide channels for the movement of traffic around or through the Planning Area, and link Woodside to adjoining communities and to other through highways.

2407

Minor Rural Roads include the network of local roads which are not indicated in other road categories on the Plan Diagram.

2408

Collector Roads include:

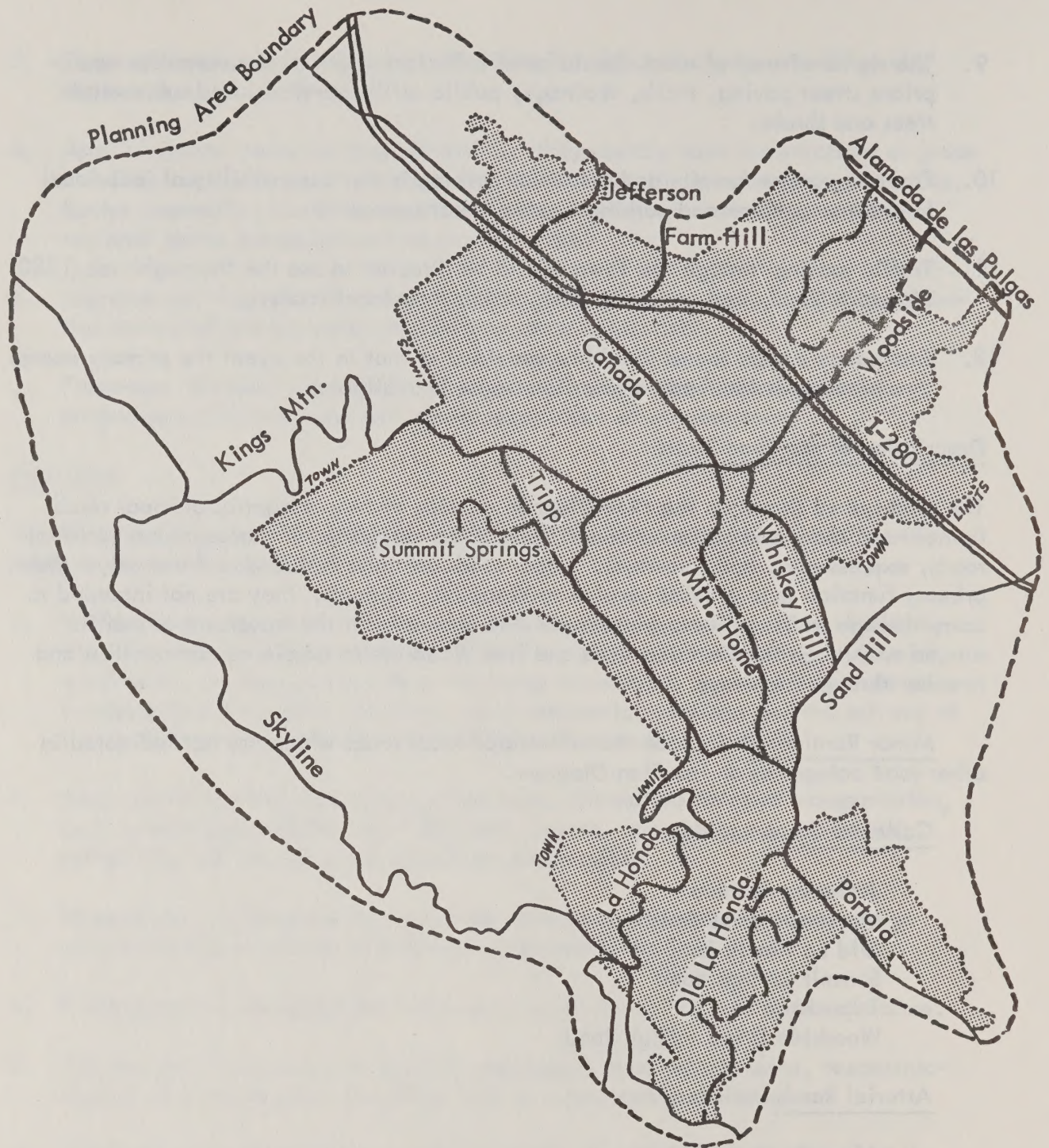
2409

Jefferson Avenue
Mountain Home Road
Old La Honda Road
Summit Springs Road
Tripp Road
Woodside Drive - High Road

Arterial Roads include:

2410

Alameda de las Pulgas
Canada Road
Edgewood Road
Farm Hill Boulevard
Kings Mountain Road
La Honda Road
Portola Road
Sand Hill Road
Skyline Boulevard
Whiskey Hill Road
Woodside Road - from Junipero Serra Freeway (I 280) to La Honda Road



PLAN FOR ROADS IN THE WOODSIDE PLANNING AREA

- == FREEWAY
- EXPRESSWAY
- ARTERIAL ROAD
- - COLLECTOR ROAD
(MINOR RURAL ROADS NOT SHOWN)

SCALE
0 1/2 1
MILES

NORTH

WILLIAM SPANGLE & ASSOCIATES
CITY & REGIONAL PLANNERS

TOWN OF WOODSIDE

PLATE 1

Expressways include:

2411

Woodside Road (State Route 114) - from the Alameda de las Pulgas to Junipero Serra Freeway (I 280)

Freeway: Junipero Serra (I 280)

2412

Scenic Roads and Highways: All roads in the Planning Area are designated as scenic roads. Three categories are defined in this plan: State Scenic Highways; Scenic Arterial Roads; and Scenic Local Roads.

2413

Special Topics Requiring Consideration

Driver Safety and Pedestrian Safety Many of the roads in Woodside are in terrain in which the sight-distance of the driver is severely restricted. In many instances, pavements are narrow and space or paths for pedestrians, bicyclists and equestrians are lacking. Fire and other emergency equipment is unduly hampered and dangerous. Prudent drivers on Woodside roads drive at slow to moderate speeds. Occasionally an unwise driver uses excessive speeds; this endangers himself, his passengers, other drivers, pedestrians, equestrians, and bicyclists. These conditions should be improved not by general road widening and major re-alignment but by: strict observance of speed limits; construction of separate paths and trails for pedestrians, equestrians and bicyclists; and highly selective and sensitive "improvements"--minor road widening and minor changes in alignment, and limited trimming of vegetation.

2414

New Areas to be Served by Roads There are, in the Woodside Planning Area, significant land areas which remain as large acreage holdings. Some of these areas may never be developed, but, if and when they are developed for any purpose, new roads may be required.

2415

No attempt has been made in this Plan to designate locations for new roads to serve such areas. When and if development is proposed, the Town staff, the Planning Commission, and the Town Council will review the land uses proposed, the roads proposed, and their potential impact on the community and the environment. Plan preparation for these areas is the responsibility of those who wish to develop the land. The role of the Town is to review the plans to make sure they are consistent with the General Plan and conform with Town regulations.

2416

Traffic in the Town Center The quarter mile long section of Woodside Road between Canada Road and Whiskey Hill Road is the most intensively used section of local road in the Town. While improvements have been recently made in the design of this road, and while traffic does flow more freely on it than in previous years, there remain some problems of safety and of visual quality. The greatest problem is the conflict between through-traffic on Woodside Road and the turning movements of traffic going to and from Town Center establishments. In addition, there is inadequate provision for pedestrian, equestrian, and bicycle traffic movement. This problem is being considered in the review of the Town Center Plan.

2417

2418 Recreational Traffic A large volume of recreational traffic flows through Woodside, especially on summer weekends. Kings Mountain Road carries traffic from the urban areas to Huddart Park and to Skyline Boulevard; La Honda Road carries traffic to Skyline Boulevard and to recreational areas to the west; Sand Hill Road and Whiskey Hill Road carry traffic to Searsville Lake. There is, in addition, a potential for more recreational traffic to Wunderlich Park, when it is opened to general public use.

2419 There is a sixteen mile airline distance between Page Mill Road and the Half Moon Bay Road. In this distance only four roads (Old La Honda Road, La Honda Road, Bear Gulch Road, and Kings Mountain Road) lead from the valley floor to the Skyline Ridge and westward; all four of these roads pass through Woodside. La Honda Road is a State Highway; the other roads are narrow, steep and crooked.

2420 Response to these problems indicate a need for:

- a) Diversion of as much private auto recreational traffic as possible from routes passing through the Town and, in particular the Town Center;
- b) Continuing fair and effective enforcement of regulations governing vehicular speed and noise;
- c) Utilization of forms of transportation alternative to the private auto--riding, hiking and bicycling--to the fullest extent possible.

Implementation of the Plan for Roads

2421 Design standards for new roads should be reviewed and, if necessary, revised for application to roads in new subdivisions and other new roads or new alignments. It is not intended that the design standards for new roads apply to existing Town roads since it is generally not necessary to increase traffic capacity or to provide for greater travel speeds. In most instances, modification of existing roads for these purposes would result in substantial environmental damage.

2422 Location and Construction of Trails Provide pedestrian, bicycle, and/or equestrian trails as recommended by the Trails Section of this Element, within the road right-of-way, with maximum feasible separation from roadway traffic. In areas being subdivided, trails should be installed concurrently with other subdivision improvements, unless local circumstances make this unwarranted.

2423 Emergency Access Require two means of access to all lots in new subdivisions except for lots on short cul-de-sacs; a secondary access route for emergency use need not be open for general public use and, for example, can be a narrow graveled road closed off by a locked gate.

2424 Preparation of Precise Plans Precise plans are needed to provide a guide to future modifications of roads in Woodside. Preparation of precise plans is viewed as a three step process:

1. Inventory present conditions and the potential for additional development of abutting lands. The inventory should include information concerning: precise location of the right-of-way, pavement type and location, path and trail location, notation of major vegetation present, utility line location, and drainage facilities, as well as road grades and elevations.
2. Define problems related to the features included in the inventory.
3. Record proposed changes to any of the features on a copy of the inventory maps showing existing conditions.

The inventory and proposed changes would then be reviewed by the Planning Commission and Town Council, with appropriate public hearings. After adoption by the Town Council, the precise plans would serve as a guide to future modifications of roads in the Town of Woodside. In general, both in preparing and implementing precise plans, first priority should be given to roads in the select system (designated by the State of California).

2425

Implementation Measures Related to Scenic Roads and Highways

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1. Continue zoning and subdivision regulations in force requiring adequate setbacks of all structures from road rights-of-way and other measures to protect the scenic qualities in all scenic corridors.
2. Continue Architectural and Site Plan Review of all structures and site developments proposed in the scenic corridors along State highways and arterial roads to insure appropriateness of design and materials, proper placement of structures, and vegetative screening where necessary.
3. Additional measures for State Scenic Highways:

Skyline Boulevard is an official State Scenic Highway and the scenic corridor along this road has been defined. Local regulation of development in this scenic corridor, including design review, must be continued in order to maintain official scenic highway status and accomplish Town objectives. In addition to Skyline Boulevard the following three State highways are indicated in this Plan as scenic highways and are recommended to the State for inclusion in the State Scenic Highway System: Junipero Serra Freeway (I 280); State Route 84 (Woodside Road from Alameda de las Pulgas to I 280; and State Route 114 (Woodside-La Honda roads from I 280 to Skyline Boulevard). The Town will continue to seek official scenic highway status for these routes.

TRAILS

Objectives

The general objective of the Town is to establish and maintain a coordinated system of

2427

local and regional trails which will:

1. foster safe, pleasant, and convenient travel between parts of the Planning Area by means other than the automobile
2. provide recreational opportunities to residents of the Planning Area
3. connect local trails to the regional trails adjoining the Planning Area.

Definitions

2428

For the purpose of this General Plan the words and phrases listed below are defined as follows:

1. Riding Trail: an unpaved pathway intended for use by equestrians.
2. Hiking Trail: an unpaved pathway intended for use by walkers.
3. Riding and Hiking Trail: an unpaved pathway intended for joint use by equestrians and hikers.
4. Pedestrian Path: a hard-surfaced pathway intended for use by pedestrians; occasionally used by bicyclists; not generally used by equestrians.
5. Bike Path: a paved pathway intended primarily for use by bicyclists.
6. Bike Lane: a strip of paved road designated for the exclusive use of bicyclists.
7. Shared Bike Route: a road used by bicycles jointly with motor vehicles.
8. Local Trail or Path: a trail or path intended primarily for use by a person who has an origin and destination in the Planning Area; may connect to a regional trail or path.
9. Regional Trail or Path: a trail or path intended for use by a person who has an origin or destination outside of the Planning Area.
10. Safety Trail: trail or path designed to protect the user from the hazards of motorized traffic; may be used by pedestrians, bicyclists, or equestrians.

Policies

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The following policies are adopted to guide planning, development and maintenance of the trail system:

1. Regional trails are needed for inter-community travel and to provide access to State and County parks and the Skyline corridor. Regional trails should be

located so that they serve the needs of the public without infringing on the privacy of local residents; they should be constructed and maintained by State and County agencies.

2. The local trail system should serve the needs of local residents and provide for their safe use and enjoyment (while at the same time protecting the privacy of residents in lands adjacent to trails) to the greatest extent possible. Local trails should be constructed and maintained by local public and private agencies.
3. The local public path and trail system should be coordinated with the existing private riding trail system, regional trails, and the road system.
4. As lands are subdivided, trail easements should be dedicated and trails constructed where needed as a part of the Town trail system for the use of the lot owners and Woodside residents.
5. The very positive contribution the present private Woodside Trail Club trails system makes to the Woodside area is recognized. The Town will cooperate fully with the Trail Club to insure the continuity of the riding trail system. As lands along the route of the private trails are subdivided, each subdivision will be reviewed to ascertain whether it is in the public interest to establish a trail easement for local use to replace (or give permanence to) an existing "permissive" trail route which would otherwise be lost.
6. The existing network of dedicated trail easements within the Town, which does not yet constitute a fully usable trail, should be enlarged to form a coordinated local trail system.
7. Trails and paths, well separated from the traveled way of roads, should be provided in areas where danger from vehicular traffic is significant.
8. Trails and paths in the Woodside Planning Area are not intended for use by motorized vehicles.
9. Dedicated trail easements will not be abandoned unless there is substantial evidence that an easement has no practical use for trail purposes.

Design Principles

The following principles are adopted as guides to trail design and construction:

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1. To the fullest extent practicable, separate facilities should be provided for pedestrian, bicyclist, and equestrian use since these uses are not fully compatible and design and construction standards differ substantially. Joint usage of some trails by pedestrians, bicyclists, and equestrians will, however, be unavoidable.

2. Trails and paths intended for general circulation should provide reasonably direct and convenient routes of travel for potential users; routes for trails and paths intended primarily for recreation use should enhance the recreation experience.
3. Trails and paths may be located in the right-of-way of roads, in their own rights-of way, or in recorded easements over private properties.
4. When trails or paths are located in road rights-of-way, effective separation should be provided between the trail and motorized traffic.
5. There should be reasonable access to riding trails from all lots on which horses are permitted.
6. Trails and paths for use by pedestrians and bicyclists should generally be located in the rights-of-way of public streets, rather than on easements between private properties. Locations along public streets are easier to police than are easements, and are less of a threat to the privacy and security of adjacent residents. 7
7. Trails and paths should be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation and be in harmony with the rural character of the community.

Trails Diagram

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The Trails Diagram (in single copy at Town Hall) indicates the general location of existing and planned trails along roads in the Woodside Planning Area.

Paths and Trails Requiring Detailed Study

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While a substantial number of trails and paths are already well established in the Woodside area, more trails and paths should be added to the trail system. Some of the desired additional trails are shown on the Trails Diagram; others are described below, but are not shown on the diagram.

1. A safety trail connecting Woodside Road (in the vicinity of the junction of Kings Mountain Road) with Tripp Road, for pedestrians, bicyclists, and equestrians.
2. Safety trails in the Town Center area. (See Town Center Plan.)
3. Trails in the area north of Woodside Road between Canada Road and I 280. These trails should be compatible with present and future development in the area.
4. Trails connecting Edgewood Road with Huddart Park for riders, hikers, and bicyclists. Consideration should be given to use of existing California Riding and Hiking Trail, or to a new alignment. Design should be coordinated with plans for recreational use of the San Francisco watershed property, and with any plans for the Phleger property.

5. A local riding and hiking trail connecting Wunderlich Park, Thornewood, and Old La Honda Road.
6. A County riding and hiking trail connecting Huddart Park and Wunderlich Park. This trail might start from Wunderlich Park at about the 1,000 foot elevation, cross the lands of the California Water Service Company, and then follow a ridge to Teague Hill and Summit Springs.
7. It would be highly desirable for Martinez Road (a private road in the Woodside Country Club-Portola Hills area, at about elevation 1,400') to be surfaced and maintained in a condition suitable for bicycle travel.
8. Other trails, not yet identified, should be added to the system as additional information becomes available demonstrating their need and desirability.

Issues Concerning Paths and Trails Requiring Resolution

There are a number of important issues that should be resolved in the Woodside area in order to establish and maintain a desirable and effective trail system. It is the intention of the Town of Woodside to use its good offices to help resolve these issues; among them are the following:

1. Trail construction and maintenance. County and State funds should be allocated to construct and maintain the regional public trails in the Woodside area. Town funds, supplemented by private sources when possible, should be allocated for construction and maintenance of other local trails.
2. Regulation of trail usage. The Town will consider enacting regulations governing the use of trails within the Town. The use of trail easements which pass over private properties, in contrast to trails which lie entirely within public road rights-of-way, is an especially important issue that should be resolved. The Town will consider restricting the use of local trails to use by local residents.
3. Designation of trail usage. San Mateo County should designate appropriate trails in Huddart Park and in Wunderlich Park for use by equestrians, by hikers and/or by bicyclists and establish regulations governing their use.
4. Safety on present paths and trails. A number of existing trails shown on the Trails Plan are not now safe and convenient for users. The Sand Hill Road-Portola Road trail is, in extensive sections, not now suitable for riders and hikers; the Portola Road trail (between Sand Hill Road and La Honda Road) is inadequate for riders, hikers, and bicyclists; Kings Mountain Road (planned as a bike-route) is narrow, has limited sight-distances, and is not now suited for joint use by bicycles and automobiles; Skyline Boulevard and La Honda Road (which are designated by the County as regional bike routes) do not meet State or county standards for bike routes. Skyline Boulevard and La Honda Road are too heavily traveled by motor-vehicles to have the vehicular lanes shared with bicycles and pavements are too

2433

narrow to provide exclusive bike lanes on each side of the road. Designation of these roads as bike routes implies that some widening of the paving will be done, for safety purposes.

5. Trails on the lands of the San Francisco Watershed. At the present time the San Francisco Water Department is undertaking studies of the recreational uses that would be appropriate for various segments of the San Francisco Watershed, which lies immediately to the north of the Town of Woodside. It is important that full consideration be given to providing riding, hiking and bicycle trails to serve regional needs.
6. Construction of trails in other areas. It is important that regional trails in Woodside connect with trails in adjoining jurisdictions, and that other communities, the County and the State undertake effective trails programs in the near future to provide these important regional connections.

Path and Trail Standards

- 2434 It is the intention of the Town of Woodside to review and update its design and construction standards for paths and trails.

Precise Plan for Paths and Trails

- 2435 A precise plan for safety paths and trails is needed. A substantial amount of this precise plan will be completed with the completion of the precise plan for streets in Woodside.

TRANSIT

Definition

- 2436 Transit provides for the movement of people by a conveyance which is available to the general public.

Policy Concerning Transit

- 2437 Woodside endorses the concept of expanding and improving the transit system serving the Midpeninsula and the Bay Area, and supports the development of a specific proposal for an effective, convenient, quiet and economically feasible transit system.

Advantages of Transit

- 2438 Transit has a number of advantages, some of which benefit the non-users of transit as well as the users. The following advantages are recognized specifically:

1. Transit serves people who do not have ready access to private automobiles, do not choose to drive, or are not able to drive.

2. Transit does less damage to the environment than does the widespread use of private cars because it reduces both air pollution and noise pollution.
3. The substitution of transit for private cars could reduce the volume of traffic on local roads. Substantial benefit could accrue to Woodside if a significant portion of those traveling to County parks and to the Coastside were to use transit.

Disadvantages of Transit

For some trips transit may not be as convenient for the users as private automobiles, since it is not practical or economical to provide door-to-door transit service at all hours of day and night.

2439

PUBLIC SERVICES AND FACILITIES ELEMENT

GOALS

2500 The goals of the Town related to public utilities are:

1. To assure that the occupants of the Woodside Planning Area have access to utility services of a quality and quantity which will protect their health and safety.
2. To assure that utility lines, when installed, will neither mar the beauty of the area nor disrupt the rural character of the community.
3. To foster the conservation of natural resources as related to public utilities.

PRINCIPLES

2501 The following general principles are adopted as guides to provision of public utilities:

1. Utility services such as sewer, water, gas, electricity, and storm drainage should be limited to areas of identified need where expansions of service areas are required for new development or for health and safety. The responsibility for obtaining or providing extensions rests with the property owner or owners affected.
2. Those sections of the Woodside Planning Area which are presently developed or are planned for future development, should be provided with utilities which are adequate in quality and quantity to satisfy the reasonable needs of the occupants.
3. Those sections of the Planning Area which are planned to be retained as open space lands should be provided with utilities of suitable quality and quantity to serve the limited activities anticipated for each location. (For example: some open space uses may require water for livestock, telephone communication, and electricity.)
4. Utility lines should be installed with minimum disruption to the environment and disturbance to vegetation; they should be installed underground.
5. Utilities should be designed and installed to withstand identified geologic hazards. (See Seismic Safety/Safety Element.)
6. Utility supply lines, such as those for water, electricity, and natural gas, should, where feasible, incorporate "loop systems", so that in the event of damage to one section of the line, service can continue over the remaining section.
7. Utility systems which provide service on both sides of a fault should be designed to assure a reasonable continuity of service to all properties served.

8. Electrical transmission lines now along Canada Road (in contrast to local distribution lines) when rebuilt should be located in a utility corridor along I 280, at or below ground level.

POLICIES CONCERNING WATER SUPPLY

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1. The problem of adequate water supply for the Planning Area is a matter of utmost concern to the Town. Efforts to improve the existing situation will be continued.
2. Particular attention should be given to the northerly area of the Town, and to the Woodside Country Club-Portola Hills area where distribution systems, supply and storage facilities are inadequate.
3. Work should be continued toward the improvement of all water systems to meet established health and fire protection standards.
4. Consolidation of the several small water service units into not more than two or three entities is encouraged; each water system should be operated by a company or a jurisdiction which can readily provide emergency service and repair the system when it is damaged.
5. The existing water supply systems in the Woodside Planning Area should be effectively inter-connected, to assure adequate water supply for fire fighting in the event of a break in any water line.

POLICIES CONCERNING SEWAGE DISPOSAL

2503

1. Individual sewage disposal systems meeting Town standards and requirements should be used for sewage disposal except where: a) such systems are precluded because of adverse conditions such as small parcel size, low soil permeability or high water table; b) parcels are within service areas of an existing sanitary sewer system. Where conditions a) or b) prevail, properties, if developed, should be served by a public sewer system.
2. Each parcel served by an individual sewage disposal system shall be of such size and characteristics that an effective, reliable disposal system can be installed and maintained.
3. In areas where septic tank systems do not function in a consistently satisfactory manner, consideration should be given to establishing a septic tank inspection and maintenance program. Such a program could be operated by an established Sewer Maintenance District.
4. In areas served by individual septic tank systems, particular attention should be paid to geologic conditions; special care should be taken to assure that the effluent does not activate landslides; care should also be taken in the design and operation of these disposal systems to avoid pollution of the ground-water.

POLICIES CONCERNING STORM DRAINAGE

1. Vegetative ground cover should be retained to the maximum extent feasible, as a means of reducing storm-water runoff.
2. Natural drainage channels will be utilized to the fullest extent possible to conduct storm waters safely through the community, construction of an extensive storm drainage system (utilizing lined channels, underground drains, etc.) should be avoided since it is unnecessary, would be expensive, and would make significant and detrimental environmental changes in the community.
3. Natural drainage channels should be kept free of obstructions such as fallen trees, debris, landslide material, and sedimentation to maintain capacity in the natural drainage system to carry waters of the 100 year storm without damaging overflow. Primary responsibility for this maintenance rests with the owners of property through which the drainage channels pass; the Town will continue to provide leadership, advice, and encouragement to property owners. The San Mateo County Flood Control District should not perform maintenance control work within the Town.
4. The Town is currently preparing a precise plan for storm drainage facilities. When completed, reviewed, and adopted, this plan will be used as a guide for Town actions concerning the maintenance or improvement of drainage facilities. (See also paragraph 2139 for related policies.)

POLICIES CONCERNING SOLID WASTE MANAGEMENT

1. It is the policy of Woodside to support a solid waste management program which will provide adequate services, protect the public health, prevent the creation of nuisances, reduce waste generation, conserve natural resources and energy, provide for maximum resource recovery from solid waste, and enhance the beauty and quality of the environment.
2. The Town of Woodside will continue its participation in the development of the County-wide Solid Waste Management Plan as specified by Council Resolution No. 1973-1147.
3. Management of wastes (such as straw, wood shavings and manure), resulting from the keeping of horses will continue to be a problem if left to individual discretion. Therefore, the Town will actively investigate methods of waste management designed to alleviate potential health hazards arising from such wastes from both commercial and private stables. Consideration will be given to use of the manure as fertilizer. A system of collective disposal of horse manure and other wastes generated from commercial stables in Town will be encouraged. As soon as such a system is operative, participation in the system should be a requirement for all commercial stables.

HOUSING ELEMENT

INTRODUCTION

The California Government Code states that each county and each city within the State shall prepare and adopt a general plan, and that each general plan shall include a "housing element." The California Commission of Housing and Community Development, on June 17, 1971, adopted Housing Element Guidelines (41) which provide guidance for the preparation of Housing Elements of city and county general plans. This Element is responsive to those guidelines. 2600

Coordination of Housing Programs

The Town of Woodside endorses the coordination of housing programs which may be undertaken by public and private agencies, and the full exchange of information concerning housing. 2601

Citizen Participation

This Housing Element has been prepared in cooperation with a community committee. Any changes in this Element or any future housing program considered by the Town will receive similar committee review, as well as widespread community discussion. 2602

PREMISES FOR THE HOUSING ELEMENT

This Housing Element is based on the following premises: 2603

1. Housing policies and programs should be formulated realistically with the full recognition of the impact of market forces, community values, and the limits of local government power and authority.
2. In the Bay Area the fullest possible range of housing types should be provided so that families and individuals will have maximum freedom in choosing place of residence and type of accommodation to suit their personal desires.
3. Woodside is but a small part of the housing market and labor market area of the Midpeninsula.
4. Each community in the Bay Area should meet the segment or segments of housing demand it can most suitably provide. The segment or segments of housing demand provided by a local community should relate to its role in the Bay Area as governed by factors such as location, natural physical characteristics, land values and housing costs, established development pattern, and access to employment centers, cultural and entertainment opportunities, and shopping and service centers.
5. This Housing Element is intended to be consistent with the Land Use Element of the San Mateo County Master Plan (42, pp.25 & 26), most specifically with the

following statement and principles:

"Residential Communities

. . . In areas such as parts of Woodside and Portola Valley and the more steeply sloping terrain on the coastside it is recommended that three-acre and larger homesites be interspersed with open space uses. This will result in distinctive and desirable residential development without unduly disturbing the natural cover or the beauty of the landscape."

"Principles

- 1 The general high quality of existing residential areas should be maintained and improved whenever possible.
- 2 . . . (not applicable)
- 3 Physical limits of growth should be established for individual community units in order to (a) make possible orderly and economical provision of local service facilities of adequate size to serve the anticipated future population; and (b) to assist in creating and preserving the physical and social identity of communities.
- 4 . . . (not applicable)
- 5 Assignment of population density patterns should be guided by considerations of topography, vegetative cover, access to transportation facilities, and other factors as follows:
 - a. The highest population densities should occur in relatively level areas close to major centers of commerce and industry where coordinated development is possible and where transportation and other necessary public facilities can readily be provided.
 - b. Population density should decrease as the distance from district centers, industrial areas, and employment centers increases.
 - c. Population density should decrease as distance from local service facilities increases.

- d. Population density should decrease as steepness of terrain increases.
- e. The lowest densities and largest lots should occur on steep hillsides or in mountainous areas where it is necessary to limit storm runoff, prevent erosion, preserve existing vegetation, protect watersheds, and maintain the scenic quality of the terrain."

GENERAL HOUSING GOALS

Within the context of the premises set forth in paragraph 2603 the Town of Woodside endorses the following housing goals set forth in the State Housing Element Guidelines (41).

2604

1. The provision of adequate housing for all persons regardless of income, age, race, or ethnic background.
2. The provision of a range of housing appropriate to the consumer in location, type, price, and tenure.
3. Open and free choice of housing for all.

The Town of Woodside has the following local goals concerning housing:

2605

1. To provide opportunities for housing to meet the needs of those families and individuals who wish to live in a rural setting; that is, in quiet residential areas which provide privacy, separation from traffic, undisturbed terrain, extensive vegetation, and opportunities to keep horses and other animals.
2. To maintain the character and quality of housing now in good condition, and to improve the quality and character of housing wherever sub-standard structures are found.
3. To assure that the character and quality of housing in the Woodside Planning Area is appropriate to the local environment, and that it provides good housing for its occupants.

HOUSING PROBLEMS

The housing problem at the national, State, regional and county levels, has an impact on Woodside, and is documented in publications listed in Appendix A. All of the reports in Appendix A have been consulted in the preparation of this Housing Element.

2606

Reports 23 through 34 present the basic data; reports 35 through 38 present interpretations of the data, and statements of policy.7

2607 Woodside is an integral part of the Midpeninsula. This area is defined as extending from the Bay to the Skyline, and from Redwood City to Mountain View; it includes unincorporated portions of San Mateo and Santa Clara counties, and the following incorporated communities: Redwood City, Atherton, Woodside, Menlo Park, Portola Valley, Palo Alto, Los Altos Hills, Los Altos, and Mountain View.

2608 A meaningful analysis of the supply and demand for housing in the Town of Woodside cannot be made without consideration of the housing market in the remainder of the Midpeninsula area. Likewise, meaningful policies concerning population distribution cannot be made for any single community in the Midpeninsula area without a careful review of population distribution in the entire Midpeninsula area and the Bay Region.

2609 Review of the data concerning housing in Woodside reveals the following local housing problems:

1. A relatively small number of houses in Woodside are in substandard physical condition. From time to time a house will be found that has an inadequate water supply, a failed septic tank, or some structural defects.
2. The cost of constructing housing in Woodside, the Midpeninsula area, and in the Bay Area in general, is high.
3. The demand is strong for housing in Woodside, the Midpeninsula area, and the Bay Area in general; this has driven the market price for housing to high levels.
4. Members of the community with low or moderate incomes cannot afford to pay high housing costs; they therefore have a very limited selection of housing available to them.

2610 This assessment of housing problems in Woodside is intended to be responsive to the Housing Element Guidelines of the State of California. These guidelines require that the scope of housing problems be documented for each jurisdiction in relation to the categories of concern listed below. This has been done using the sources of information noted.

Categories of Concern

References Listed in Appendix A

- | | |
|---------------------------------|--------------------|
| a. Inventory of Existing Units | 31, 33, 39 |
| b. Inventory of Potential Units | 39 |
| c. Inventory of Existing Sites | 39 |
| d. Population Characteristics | 31, 33, 36, 39, 40 |
| e. Need | 36, 37, 38, 39, 40 |

OBSTACLES TO SOLUTION OF HOUSING PROBLEMS

Countywide Obstacles

The Initial Housing Plan adopted by San Mateo County (38, p.7) provides a summary of obstacles to the solution of housing problems. Particularly relevant to Woodside are the following obstacles cited in the San Mateo County report:

2611

- "1. San Mateo County's very high land values, due traditionally to high demand, desirable climate and location and more recently also to the shortage of easily buildable land, are a major obstacle to the reduction of housing costs.
- "3. Insufficient mortgage credit and high interest rates are recurring obstacles to house purchase and house production.
- "7. Lack of funding for Federal housing programs and fragmented efforts to utilize what is available constitute an obstacle to increasing the supply of housing units for low and moderate income families.
- "9. Lack of comprehensive, current data on population and housing is an obstacle to accurate assessment of problems and program effectiveness."

Obstacles in Woodside

The obstacles to the solution of the housing problems in Woodside, in addition to obstacles found at the county, regional, state, and national levels, include the following:

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1. Much of the vacant land in Woodside is subject to serious geologic problems, which often makes its development for housing expensive or inappropriate. For further information, see the Seismic Safety/Safety Element and the Background Report on the Seismic Safety/Safety Element.
2. Most of Woodside is not served by a community sewage disposal system but must rely on septic tanks. This requires that any housing developed in unsewered areas must be at a relatively low density, and this, in the local situation, brings with it high land costs.
3. There are few employment opportunities in Woodside, so most residents of the Town commute elsewhere to work. Public transit is not now available in Woodside. This means Woodside residents are faced with greater transportation costs than are residents of many urban areas; this factor works to the serious disadvantage of low and moderate income residents of the Town.
4. Despite the problems of land development in Woodside, despite the lack of nearby urban services, and despite the expensive travel costs faced by local residents,

land values within the Town remain high. These high land values make it virtually impossible to produce new housing which will sell or rent at market rates suitable for people of low or moderate income.

5. There is no evidence to indicate that increased density in Woodside would materially reduce housing costs for the consumer; all indications are that land costs would increase at least in proportion to increased density.

PROPOSED HOUSING PROGRAM

Program Description

The Town of Woodside will:

1. Continue its policy against discrimination in housing. It is Town policy that there shall be no discrimination in the sale or rental of housing on the basis of age, race, sex, economic, religious, or ethnic characteristics.
2. Continue in its cooperation with San Mateo County in the review and updating of the Housing Element of the County General Plan.
3. Encourage local home owners to maintain the existing (limited) supply of low and moderate priced housing in the Town without deterioration in quality.
4. Continue the effective administration of the Town Building Code as a means of maintaining the quality of housing in the Town.
5. Continue the effective administration of relevant Zoning, Land Division, Subdivision, and Site Development regulations as a means of maintaining the quality of the environment and the safety of housing in the Town.
6. Examine new state and federal housing legislation as it is enacted, and state and federal funding programs for housing as they become available.
7. Examine new data on housing, population, income, community facilities, employment opportunities, and transportation as it becomes available, with the intent of using it to define with greater accuracy the issues involved in housing in Woodside and in San Mateo County.

Involvement

The State Housing Element Guidelines indicate that each Housing Element should indicate who and/or what groups are to participate in the attainment of the housing program of each jurisdiction. The following chart indicates the persons or bodies

who will participate in undertaking the housing program described in paragraph 2613.

SEGMENT OF HOUSING PROGRAM	PERSON OR GROUP				
	Town administrative personnel	Town Planning Commission	Town Council	Local Property Owners	General Public
1. Non-discrimination	X	X	X	X	X
2. Cooperate with County	X	X	X		
3. Maintain supply of housing				X	
4. Administer building code	X				
5. Administer land development ordinances	X	X			
6. Review legislation and funding programs	X	X	X		
7. Examine new data	X	X	X		

Time Frame

All of the segments of the housing program described in paragraph 2613 above are being undertaken at the present time, and all are continuing programs.

2615

Review and Updating the Housing Element

2616 The Town of Woodside will review and update this Housing Element:

1. When significant new information concerning County, Regional, State, or Federal housing programs becomes available.
2. When significant new information on the condition of housing in Woodside or San Mateo County becomes available.
3. When significant new information on population and economic conditions, such as information on the ability of people to pay for housing, or on the cost of producing housing, becomes available.
4. At least every two years.

2617 Residents of the Town will be requested to participate in the review and updating process.

CONSERVATION ELEMENT

INTRODUCTION

This Element defines conservation policy and provides a programmatic framework for the conservation and utilization of natural resources, and protection of the aesthetic qualities of the community. If the natural quality of the Woodside environment is to be maintained citizens must be aware of the problems and issues faced by the Town, both of local and regional nature. There are some problems that can be successfully dealt with locally, but many environmental concerns, e.g. air and water pollution, require interjurisdictional cooperation on an areawide or regional basis. In addition, some concerns, such as protection of rare or endangered species, may require cooperative efforts between the Town and public and private agencies at the state or national levels.

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The conservation problem faced not only in Woodside but throughout urban regions is one of human awareness, understanding and personal involvement, and not simply one of natural resource management. The apathy that for so long has prevailed in regard to environmental degradation has been attacked on many fronts, and there are significant signs that it is dissolving. It is imperative, however, that there be a pervasive ecological consciousness, leading to a conservation "ethic", if protection of the natural environment and improvement of the artificial environment are to be realized. To be effective, this "ethic" must be based on an appreciation of intangibles, a special feeling for the earth and the ecosystem, and a recognition of the value and role of all living things.

2701

OBJECTIVES AND PRINCIPLES

Objectives

2702

1. To develop and implement programs by which the natural resources of the Planning Area can be conserved and by which areas already unduly disturbed by man can be returned to a more natural condition.
2. To ensure that in the planning, development, and use of land, environmental impact is not overlooked, conservation actions are considered, and such evaluations and actions are sufficiently comprehensive and in accord with established guidelines.

Principles

2703

1. All public and private projects that may have significant impact on the Woodside environment should be professionally reviewed. The results of such review should be analyzed and, where necessary, appropriate public action taken to insure against irreversible damage.

2. In the planning, environmental impact review, and completion of all land development or land alteration projects, particular attention should be given to protection of the natural water regimen.
3. An overriding consideration in the design of any land development project should be conservation of the natural landscape, with particular attention paid to fitting the project to the natural slope, and preserving existing native vegetation.
4. Removal of vegetation should be minimized and where removal is necessary re-planting should be required to maintain soil stability, prevent erosion, maximize reoxygenation and retain the aesthetic qualities of the community.
5. In landscaping of individual sites and replanting where original vegetation has been destroyed or removed, the emphasis should be on use of native rather than exotic plants. In areas of high fire risk, however, it may be preferable to introduce carefully chosen exotics with high fire resistance characteristics.
6. Topsoil destruction through overuse by motor vehicles or horses should be considered in environmental impact review and preventive measures should be required where necessary. In those areas where topsoil has been destroyed remedial measures should be initiated and pursued.
7. Those areas rich in wildlife or of a fragile ecological nature, e.g. areas of rare or endangered species of plants, riparian areas, etc., should be avoided in land development. Where necessary, these areas should be publicly acquired to ensure protection.
8. The use of pesticides should be strictly limited to ensure that deleterious materials will not find their way into local streams or cause other forms of contamination.
9. The Town should serve as a basic point of contact for conservation related information.
10. The Town will participate in or support conservation efforts of other jurisdictions, agencies or organizations, which are of mutual benefit.
11. Conservation education programs in the local schools will be supported, and, when necessary for response to local problems, specific educational programs or campaigns will be encouraged.

GENERAL CONSERVATION ACTION PROGRAM

Woodside residents have repeatedly expressed their desire to maintain the Town's rural atmosphere and residential character. The conservation of natural resources is implied in this desire and has been reinforced through Town planning efforts and land use regulations. For these reasons, it is apparent that the foundation of a strong community conservation "ethic" exists. For the purposes of truly effective conservation,

development and utilization of natural resources, however, there is a need for a more widespread understanding of how the ecosystem functions. This conservation element is intended to contribute to this understanding. It also establishes a programmatic framework for conservation actions.

The framework for conservation action is described below and related to the elements of the Woodside environment, their fragile characteristics, their interrelationships, and to actions for environmental protection. As a part of the framework the natural resources detailed in Section 65203(d) of the Government Code have been grouped into five basic resource categories:

- a) Water - surface creeks, ponds and groundwater
- b) Vegetation - native and exotic
- c) Soils and geology
- d) Wildlife
- e) Air

The action components listed below together with the natural resource categories identified above provide the basic framework for the general conservation action program presented herein:

- a) Government regulation
- b) Acquisition of critical areas
- c) Technical advice
- d) Education
- e) Incentives
- f) Specific remedial activity

All elements of the environment are interrelated and conservation actions need to be coordinated. This means, in part, that methods for dealing with problems related to one resource should be evaluated to minimize the negative consequences that may accrue to other resources. Such evaluation will help provide for maximum effectiveness of conservation efforts.

Natural Resources

Although the natural resource categories are described separately below, they have, to the extent possible, been viewed as part of the interrelated system.

Water-Creeks, Ponds and Groundwater

The conservation of the natural drainage system associated with the Woodside Planning Area is certainly one of the most important tasks before the Town. The tributary system of San Francisquito Creek drains much of the area; Redwood Creek drains most of the remainder. Control of the upstream portions of this drainage system is important both to Woodside and to the downstream communities of the Midpeninsula. Appropriate land use and control of development is essential to prevent widespread damage in the

lower reaches of the creeks through siltation (from upstream erosion), flooding, and loss of flow in the creek in the dry seasons.

2710 Any alterations to the drainage system that would significantly change the natural flow of water would also affect wildlife species that are dependent on the riparian community for survival. It is, therefore, imperative that lands be protected to ensure the maintenance of the natural water flow and water quality essential for protection of the riparian community.

2711 Another element of the natural water system found in the Planning Area is the freshwater marsh; particularly around Searsville Lake. An extremely diverse population of birds, insects, and amphibians is supported by the marsh, and other animals rely upon it as a source of food. Water and green plant material are available from the marsh during the summer season. The marsh is maintained by water flow from San Francisquito Creek tributaries fed, to a large extent, by lands in Woodside. Therefore, the maintenance of the natural drainage system is also important for protection of the marsh.

Vegetation - Native and Exotic

2712 Vegetative cover, in addition to contributing to the beauty of the area, aids in erosion control, and is an important element of the wildlife habitat. In addition, it helps maintain air quality through reoxygenation, and reduces noise impact.

2713 Broadleaf-Conifer forests (including oaks, madrones, redwoods and douglas firs) and chaparral form the predominant vegetative communities on the hillsides leading up to Skyline. They serve to prevent erosion, and protect the quality of the watershed. These wooded areas also support a wide variety of animal life, although they are not as productive or diverse as the wetlands.

2714 Three other significant vegetative types that occur within the Planning Area are: mixed oak woodlands; chaparral; and grassland-savanna areas. Generally, the oak woodlands tend to support a higher diversity of organisms than do grasslands. The chaparral areas represent a particularly high fire hazard during the dry seasons of the year. The grasslands are largely exotic species and are thus less suited to the needs of native animals. Some open grassland areas on the hillsides do, however, increase diversity of habitat types. Also within the Planning Area are serpentine landscape areas which support special plant communities including some locally rare species.

Soils and Geology

2715 The lifestyle associated with the Woodside Planning Area is one of rural living on large lots with many residences located on rolling oak studded hills or on hillsides and not closely dependent on urban facilities and services. Development often has occurred, however, without adequate evaluation of soils and geologic characteristics. Some resource problems have resulted from construction on active landslides and from establishment of septic tank drainfields in nonpermeable soils. In addition, excessive vegetative removal by grading during construction has created soil erosion problems, as has overgrazing and overuse of certain areas by equestrians.

Wildlife

Continued urbanization has had an adverse effect on wildlife. Development has occurred with little concern for conservation of wildlife habitats sometimes with the result that natural species are driven out. At the same time, man introduces other species into the ecosystem that may have drastic effects upon both the native animal and plant populations of a given area (e.g. there is a significant amount of space in Woodside devoted to the maintenance of horses, and these areas are often severely damaged by the overgrazing and trampling of the animals). The greater portion of the Woodside area is relatively undisturbed and serves as the habitat of a diverse wildlife population. Conservation of this habitat is not only important for protection of wildlife, but also for conservation of the rural atmosphere of Woodside.

2716

Air

The problem of air pollution continues to be a major environmental concern. Clean air is a resource people require for survival not only directly through breathing, but also for the maintenance of their food sources, both plant and animal. Scientific evidence linking air pollution with major respiratory diseases and with extensive economic losses has been widely documented. Although Woodside alone can accomplish only a limited amount toward improving air quality, it can influence regional, State, and Federal actions needed for abatement of air pollution.

2717

Components of Conservation Action Program

Woodside has adopted important regulations directed at attaining certain conservation objectives; however, to provide a comprehensive basis for conservation, development and utilization of natural resources, other actions are needed. Some actions, particularly regulation, can be taken by Woodside at the local level while others will require interjurisdictional cooperation (such as for air pollution control). In addition, many actions, e.g. remedial work programs, will be dependent upon both public and private efforts if conservation objectives are to be realized. (For a summary of action program components and implementation responsibilities see the matrix on the following page.

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The actions described in subsequent paragraphs should be pursued in a coordinated manner to insure maximum effectiveness in environmental protection.

2719

Regulation

Responsibility: Town

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Regulations already adopted by Woodside go a long way toward ensuring protection of the environment. Sections of the Town's Zoning Ordinance (Required Conditions in All Districts, and Architectural and Site Plan Review, respectively) are particularly directed at conservation objectives. In addition, the Subdivision Ordinance requires detailed consideration of many critical environmental factors and limits the amount of

2721

CONSERVATION FRAMEWORK
Actions for Resource Conservation
Implementation Responsibility

Conservation Action Program Components	Responsibility for Program Implementation						
	Town Staff	Council Commission and Committees	Public School Districts	Interjuris- dictional Cooperation	Private Organiza- tions	Residents	Property Owners
<u>Town Regulation</u>							
(1) Environmental Impact Review (EIR)	X	X					
(2) Zoning Ordinance	X	X					
(3) Site Development	X	X					
(4) Subdivision Ordinance	X	X					
<u>Acquisition of Critical Areas</u>							
- Fee	X	X		X	X		X
- Easements	X	X		X			X
<u>Technical Advice</u>							
- Public Information Service	X						
<u>Education</u>							
- Public School Ecology Program	X	X	X				
- Special Public and Private Ecology Meetings	X	X	X		X		
- Conservation Kiosk	X	X					
- Community Nature Center	X	X	X	X	X		
<u>Incentives</u>							
- Financial Relief	X	X		X			X
<u>Specific Remedial Activity</u>							
- Program for Coordinated Actions (local)	X	X			X	X	X
- Monitoring Procedure	X	X					

alteration from the natural condition that can occur. However, to make Town regulatory efforts even more effective, the following actions should be pursued:

1. Regulations - The need to coordinate the land use, subdivision and site development regulations presently included in a number of separate ordinances is recognized. Consideration will be given to codification of these regulations with added requirements for attention to soils, geology, drainage, wildlife, vegetation, fire and other hazards in all stages of project review. The objectives are:
 - a. to ensure that a full range of environmental concerns be addressed before major decisions are made;
 - b. to establish more uniform procedures for administration of regulations;
 - c. to provide applicants with a single unified source of information regarding Town requirements for conservation and development.
2. Environmental Impact Review (EIR) - The Town, through EIR now required by the State, has the mechanism to review in depth the potential consequences of any development on the natural resources of the area. When specific projects are proposed, the basic data maps on file in Town Hall should be studied to determine the general nature of probable consequences. Applicants should be required to deal in their reports with questions raised from this initial review. Particular attention should be paid to the problems associated with the natural resource categories described earlier. For those subjects for which available information is not sufficiently specific, applicants should be required to provide the detailed information needed for evaluation.

Acquisition of Critical Areas

Responsibility: Interjurisdictional - Public and Private

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When it is found that regulation alone will not adequately protect valuable natural resources, consideration will be given to public acquisition. Where the benefit would accrue primarily to local residents and property owners, it is recognized that protection is a Town responsibility; where the benefit would accrue to a larger population, the Town will seek action by other appropriate jurisdictions.

2723

Technical Advice

Responsibility: Town staff and appropriate committee liaison

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The system for accumulation of relevant conservation information and sources of technical advice at Town Hall will be continued. Information will be made available to residents through Town Hall, the library and public schools. Such information will be available for education programs and for individual use in dealing with specific problems. This information will also help Town staff in environmental impact analysis. Where

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detailed information is not currently available, Town staff should coordinate efforts for acquiring and compiling needed information.

Education

- 2726 Responsibility: Town staff, Officials and Committees
 Woodside Branch Library
 Interjurisdictional Cooperation
 Public School Districts
 Private Organizations
- 2727 Possibilities will be explored of additional public education and information programs dealing with problems associated with the natural resource conservation and utilization, This should be done by Town staff and elected and appointed officials, and appropriate committees, in cooperation with school officials at all levels. The expanded use of instructional materials based on local environmental conditions would be desirable in local elementary and high schools and the community college. Similar materials should also be available for adult education classes. Discussion should be initiated of an expanded conservation education program in cooperation with the local school districts and other jurisdictions. In addition, special seminars and classes including public meetings, and information sessions with private clubs or groups should be sponsored.
- 2728 When other public agencies or conservation groups are sponsoring information sessions on subjects of mutual concern, the Town should assist in publicizing events. This could be accomplished through direct communication with Town officials, notices posted on bulletin boards at Town Hall and the Woodside branch of the County library.
- 2729 The library branch could also serve as a basic source of information on topical conservation problems. Information could be displayed focusing on seasonal or currently relevant topics such as reduction of fire risk, pest control and pesticides, measures to prevent erosion, positive soil husbandry practices, care of vegetation, etc. In addition, special conservation or ecology projects conducted by local schools could be publicized or displayed as appropriate. Another consideration for dissemination of conservation information might be the placement of a kiosk at a frequented point in the Town Center where current material and notices could be posted.
- 2730 Another method for public education could be through the development of a community nature center or centers. Such centers could serve as the focus of community conservation efforts and could possibly be established in conjunction with the school districts. Criteria for location of such a center include good access to biologic study areas providing a diversity of species and easy access to the potential users. The Serpentine Landscape Province (Area 10 on the Plan Diagram) and the Farm Hill site of the Sequoia High School District (Area 9) are both close to Canada College. Another desirable location would be one affording access to the Searsville Marsh (area 28), Jasper Ridge (Area 27), and Guernsey Field. Coordination with the Sequoia Union High School District and Stanford University for use of these important biological study areas should be explored.

There is also the possibility that a nature center could be developed at Thornewood, the Sierra Club Foundation property on La Honda Road. The possibility of the development of such a center should be explored with the Club.

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Incentives

Responsibility: Town staff and Officials
Interjurisdictional Cooperation

2732

The use of incentive programs that could result in the conservation of important natural resource areas should be actively explored. Incentives in the form of tax relief or some other form of financial rebate (e.g. conservation or open space easements, tax allowance for land gifts, etc.) might be important in this regard. New forms of tax relief would require State and Federal legislation to enable flexibility at the local level. Specific consideration should be given to the impact on local property tax revenues with costs and benefits fully evaluated so that appropriate policy can be adopted by the Town.

2733

Specific Remedial Activity

Responsibility: Town staff, Officials and Committees
Private Organizations
Individual Residents
Property Owners

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In some cases, remedial activity, to be effective, may require participation of all segments of the community. In most cases, however, individual initiative by local residents and property owners, will be sufficient to carry out specific efforts for protection of the environment, such as:

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- replanting to prevent erosion
- control or elimination of exotic weed species
- proper use of appropriate pesticides
- removal of dead vegetation to reduce fire hazard
- replacement of highly flammable vegetation with less flammable materials
- use of native plants in preference to exotics in replanting
- treatment of diseased trees
- protection of streamside vegetation

These and other remedial activities may require Town review if they are proposed as part of specific projects for land use or development. In any case, such activities should be monitored to the extent possible, to make sure they are not counterproductive.

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In cases where the extent of the problem includes an area larger than an individual ownership, cooperative or coordinated effort should be needed. In such cases the Town can play an important role. Some activities such as removal of any long

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standing obstruction to natural drainage or restoration of streambanks have such great potential for adverse impact that review by Town officials prior to action would be desirable in all cases.

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In addition to the specific remedial efforts a procedure should be developed for monitoring, to the extent possible, known or potential environmental problems to ensure that irreversible damage will not occur. Examples of problems that might be monitored include stream siltation or pollution, soil erosion, the potential of imminent danger associated with fire hazard areas (in conjunction with the fire district), the destruction of soil by human activities, the potential or imminent danger from land instability (particularly landslides), etc. The extent of monitoring activity that can be conducted is constrained by financial limitations. Town staff, in cooperation with informed and concerned citizens, however, should be able to establish a basic procedure for tracking those existing or potential problems of greatest concern.

NOISE ELEMENT

PURPOSE OF THIS ELEMENT

This Element of the General Plan has been prepared to place in the record information on noise in the Town--particularly from transportation facilities--to set forth Town policies and standards concerning noise, and to describe how these policies can be implemented.

2800

DEFINITIONS

2801

Noise: unwanted sound.

Decibel: a unit for measuring the relative loudness of sounds. Abbreviated dB. The scale of decibels is logarithmic; a measurement of 60 dB is 10 times as great as 50 dB, which, in turn, is 10 times as great as 40 dB.

A-Weighted Sound Level: a weighting of the response of an instrument used to measure the intensity of sound, so that the instrument reacts to generally the same frequencies of sound as does the human ear. Measurements recorded using this scale are indicated with the abbreviation dBA.

Ambient Noise Level: the noise which exists at a given location as a result of the combination of many distant noise sources, individually indistinguishable.

Attenuation: the decrease in sound intensity with increase in distance traveled through the air or some other medium. (As a general rule, sound passing through air decreases in intensity 6dB every time the distance from the source of the sound is doubled.) The attenuation of sound can be increased by placing barriers, such as walls, hills, and vegetation, in the path of the sound waves.

Noise Contour: a line passing through points where the same sound intensity level prevails.

Noise Measurement: the measurement of the noise level at a given location. It is usually desirable to indicate both the intensity of the noise at the given location, and the distance between the noise source and the location at which the measurement is made. For example, one would report that a diesel truck generates 88 dBA of noise, as measured at a distance of 50 feet.

SOURCES OF NOISE IN WOODSIDE

In Woodside the major sources of noise are cars, trucks, motorcycles, and aircraft. A minor amount of noise is generated from residential areas, by equipment such as power mowers, air conditioners, swimming pool filters, animals, hi-fi sets, etc. Building construction creates noise from earth-moving equipment and power tools.

2802

Recreational activities in and nearby the Town are generally quiet; however, noise problems are caused by excessive concentrations of people, vehicular traffic, sound amplifiers and other noise sources at public and commercial recreation facilities. The Town has no industrial activity to generate noise; adjacent to the Town, however, noise is generated by the cooling towers of Stanford Linear Accelerator Center. The Town Center generates little noise, other than that of some mechanical equipment, and the motor vehicles that are attracted to the Center.

- 2803 The ambient noise level in Woodside (that is, the background noise that is generally present) is generally less than 40 dBA in the daytime, and probably less than 35 dBA in the evening, except in those areas near I 280 and near Woodside Road.

PRESENT NOISE PROBLEMS

- 2804 The present noise problems in Woodside are from: (1) I 280 Freeway, (2) Woodside Road, (3) overflying aircraft, (4) motor vehicles, especially motorcycles and sports cars, on local roads, (5) off-street recreational vehicles, (6) certain recreation areas.
- 2805 The California Department of Transportation has measured noise levels at selected locations on I 280, Woodside Road, La Honda Road, and Skyline Boulevard, and has calculated the noise level for the areas adjacent to these roads in the Town. The maps are somewhat generalized and do not reflect differences caused by topographic features beyond the right-of-way. Copies of the maps on which these noise levels are recorded are on file at Town Hall, and are hereby made a part of this Noise Element, by reference. Independent field measurements have conformed the accuracy of these maps for areas near I 280 and Woodside Road.
- 2806 Generally speaking, I 280, where it passes through open, level land, generates noise at the 65 dBA level at about 375 feet on either side of the centerline of the freeway. The noise from the freeway is markedly decreased when it passes through cuts.
- 2807 Woodside Road is indicated by the State Department of Transportation as generating noise of 65 dBA at about 200 feet on either side of the centerline of the road, in the vicinity of Canada Road. Noise from Woodside Road decreases in intensity to the west of Canada Road as the traffic decreases.
- 2808 For La Honda Road and Skyline Boulevard, the California Department of Transportation indicates the 65 dBA noise contour closely paralleling the traveled road, and about 50 feet on either side of the centerline. (Note: all of the foregoing measurements are reported to be plus or minus 3 decibels.)
- 2809 Aircraft flying over Woodside comprise a noise source of increasing concern to local residents. While, generally speaking, the noise from individual aircraft is not excessively loud, the fact that it is clearly distinguishable above the local background noise means that each airplane becomes a noticeable intrusion into the lives of Town residents, and aircraft are therefore considered an annoyance. Particularly noticeable is the noise from helicopters.

The noise from motor vehicles on local roads, except from motorcycles and cars with special mufflers, is generally not disruptive of local life. When measured at a distance of 50 feet the average, full-sized American car generates about 70 decibels, sports cars typically generate 75 dBA and motorcycles frequently produce 88 dBA of noise.*

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OBJECTIVES CONCERNING NOISE

The objectives of the Town of Woodside include the following:

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1. To retain the quiet atmosphere within the Town.
2. To minimize within the Town the amount of noise generated from all sources, including motor vehicles, and by aircraft flying over the Town.
3. To ensure that the residents will not be exposed to noise levels which diminish the ability to enjoy an amenable environment and therefore are unsuitable for residential areas.

POLICIES CONCERNING NOISE

Policies concerning noise from vehicular traffic include:

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1. Motor vehicles passing through Woodside on state highways are the primary source of noise in the Town. Woodside desires noise reduction from this source, and therefore endorses those measures which will reduce the number of vehicles which travel through the Town. One such measure may be a mass transit system; this could reduce traffic on I 280. Woodside endorses the concept of mass transit, and will support specific transit proposals for the Midpeninsula area if found to be effective, convenient, quiet, and economically feasible.
2. The existing State and Federal noise regulations which apply to motor vehicles should be fairly and effectively enforced.
3. Noise standards for motor vehicles in California should receive continuous review, and standards should be adopted which will permit the operation only of vehicles which are reasonably quiet.

Policies concerning aircraft include:

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1. Commercial aircraft should be fitted with effective noise suppression systems.
2. Whenever possible, commercial airline traffic should be routed over the Bay and the ocean when making approaches to or departures from the San Francisco and San Jose airports. When overflights of residential areas are unavoidable, they should be conducted at the highest feasible altitude.

* Source--U.S. Environmental Protection Agency, Transportation Noise and Noise from Equipment Powered by Internal Combustion Engines, Washington, D.C., 1971.

3. Military and general aviation activities (including flight training) should not be conducted over residential areas, or recreation areas.
4. The Town will cooperate with all local, State and National agencies and provide its best efforts toward minimizing aircraft noise.
5. No aircraft shall land or take off from lands within the Town Planning Area except for emergency services.

2814 Policies concerning community development include:

1. When land is being divided, the sponsor of the land division must show that the building sites being created are suitable for the purposes for which they are intended. In some instances it may be necessary for the sponsor to undertake effective noise reduction measures in order to make proposed new sites suitable for residential uses.
2. When new structures are built, care must be taken to assure that the future occupants of each building will enjoy appropriate levels of quiet and privacy.
3. When new uses, which generate some unavoidable noise, are being established in the Woodside Planning Area, adequate open space or noise shielding should be provided between the noise source and the boundaries of the property, so that the noise will attenuate to an acceptably low intensity.

STANDARDS FOR MAXIMUM NOISE LEVELS

2815 When considering the appropriate maximum noise levels, distinction is made between: (a) Ambient noise levels within the Town, (b) Identifiable "single event" noises which may exceed the ambient noise level, and (c) Noise from vehicular traffic on roads passing through the Town.

Ambient Noise Levels

2816 It is the objective of the Town to keep ambient noise to levels lower than those indicated for the areas and activities listed below:

Area or Activity	Noise Level ^{a/}	
	Daytime	Night
All Residential Areas	40	35 ^{b/}
Town Center and Commercial Areas	50 ^{c/}	40 ^{c/}
School Grounds	50	40
Open Space Lands		
For public health and safety	40	40
For preservation of natural resources	40	35
For outdoor recreation	50	40

(see opposite page for footnotes)

Individual Noise Sources

Identifiable noises from individual sources do, by definition, exceed the ambient noise level. When these noises are from not unusual sources, are of a reasonable intensity, are of limited durations, and occur at a not unusual time of day, they are generally considered to be not objectionable, (for example: the sound of an occasional conversation, or of a quiet automobile passing by). Recognition also must be given to those loud noises which are often objectionable, but usually considered necessary. For example, tractors, chainsaws, and some types of construction equipment usually generate considerable unavoidable noise. On the other hand, some noises are generally considered a nuisance, or even a hazard to public health, if they have unusual characteristics (such as the screech of skidding tires); are too loud (such as amplified music out of doors); are of excessive duration, or occur at a disturbing time of night. 2817

It is the policy of Woodside that activities which take place within the Town shall, within practical limits, be conducted in such a manner that the noise generated from individual identifiable sources shall not disturb the peace or quiet of any neighborhood or cause discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. 2818

The criteria to be considered in determining whether this policy concerning noise is being observed includes, but is not limited to, the following: 2819

1. The level of the noise;
2. The intensity of the noise;
3. Whether the nature of the noise is usual or unusual;
4. Whether the origin of the noise is natural or unnatural;
5. The level and intensity of the background noise, if any;
6. The proximity of the noise to residential sleeping facilities;

a/ Maximum ambient noise level is indicated in decibels, with A-weighted sound level (dBA). For the purposes of this plan, ambient noise level is the level obtained when a noise level is averaged over a period of fifteen minutes without the inclusion of noise from identifiable sources.

b/ The noise level of 35 dBA is acknowledged to be a very quiet level. It is, however, generally found in most areas of Woodside at night.

c/ The Town Center and commercial areas are located on roads that generate noise which will usually mask the daytime levels of non-traffic noise in these areas.

7. The nature and zoning of the area within which the noise emanates;
8. The density of the inhabitation of the area within which the noise emanates;
9. The time of the day or night the noise occurs;
10. The duration of the noise;
11. Whether the noise is recurrent, intermittent, or constant;
12. Whether the noise is produced by a commercial or noncommercial activity; and
13. Whether the noise is produced by equipment normally required for maintenance of residential properties or for authorized construction projects.

Noise from Traffic on Roads Passing through Woodside

- 2820 The California Transportation Department has supplied information which indicates the present level of noise generated on State highways in the Town, and the noise levels down to the 65 dBA contour that are projected for the year 1995, based on anticipated traffic loads. This information is on file in Town Hall.
- 2821 These State studies indicate that in 1973 there was a band of land about 750 feet wide along I 280 in which the noise level was estimated to be at 65 dBA or more (this band was narrower in those areas where the freeway passed through cuts in the terrain which serve as noise barriers). The State studies indicate that increased traffic loads on I 280 will cause more noise to be generated, so that by the year 1995 a band of land 1,400 feet wide can be expected to have a noise level of at least 65 dBA.
- 2822 The State studies also indicate that along the more heavily traveled portions of Woodside Road, that, when the traffic noise is not shielded by the terrain, a band of land about 400 feet in width had a noise level of 65 dBA in 1973, and that this band can be expected to increase in width to 680 feet by the year 1995.
- 2823 The Town of Woodside views the 1995 projections of noise as indicating a highly undesirable condition, and does not accept them as being predictions of the inevitable. The Town believes that too many residents are now subjected to undesirable noise levels, and contends that the areas subject to high noise levels should be reduced in scope, not permitted to expand.
- 2824 It is therefore the policy of the Town of Woodside to support measures which will:
1. Reduce the flow of traffic on local roads and on State highways.
 2. Reduce the noise generating characteristics of motor vehicles. This can be accomplished by applying known technology to the design of exhaust systems, intake manifolds, tires, and the aerodynamics of vehicle design. This measure will require

cooperation from vehicle manufacturers, as well as new State and National regulations. It will also require effective enforcement of existing and future regulations.

3. Improve the noise barriers between State highways and residential properties in Woodside. This can be accomplished through building earthmounds in appropriate locations, and by planting substantial vegetation. *

A GUIDE TO IMPLEMENTATION

The Town of Woodside will:

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1. Cooperate with and encourage the California Highway Patrol, and the San Mateo County Sheriff, in the enforcement of motor vehicle noise regulations.
2. Cooperate with the California Transportation Department in the review of the design of I 280, with the objective of increasing the shielding of noise from vehicles traveling on it.
3. Cooperate with other cities and the County of San Mateo to establish a mass transit system which provides convenient, quiet service at a reasonable economic cost. Such a mass transit system should be designed to serve regional transportation needs; in this way the number of private cars traveling on State highways through Woodside may be reduced.
4. Continue to encourage the use of alternative forms of local transportation by providing bicycle lanes, pedestrian paths, and equestrian trails.
5. Review the status of the building codes to ensure that adequate sound insulation is installed in buildings that are to be constructed in areas of high noise levels.
6. Cooperate with the Federal Aviation Agency to ensure that commercial aircraft on flights to and from the San Francisco and San Jose airports are routed in a manner which will produce minimum disturbance to residential areas.
7. Support measures to ensure that users of general aviation aircraft be restricted from practicing or training over residential areas and that altitude requirements for in-transit flights be raised as high as possible to mitigate noise disturbances.

* Cook and Haverbeke, in TREES AND SHRUBS FOR NOISE ABATEMENT (U.S. Forest Service Research Bulletin #246) recommend 65 to 100 foot wide bands of densely planted evergreen trees and shrubs, with a height of 45 feet, in rural areas adjacent to Interstate freeways.

8. Support measures which will require effective noise suppression in the design of motor vehicles and of other mechanical equipment, and in the paving of road surfaces.
9. In all future subdivisions of land in areas which have an ambient noise level higher than that considered desirable for a residential environment, require that appropriate noise reduction measures be taken by the subdivider to assure that proposed new home sites will be suitable for residential use.
10. Require that in the event a use of land is proposed which entails an unavoidable generation of noise, that adequate open space or noise barriers be provided which will limit the noise level, as measured at the boundaries of the property, to those set forth on page 104.

PART III - TOWN CENTER PLAN

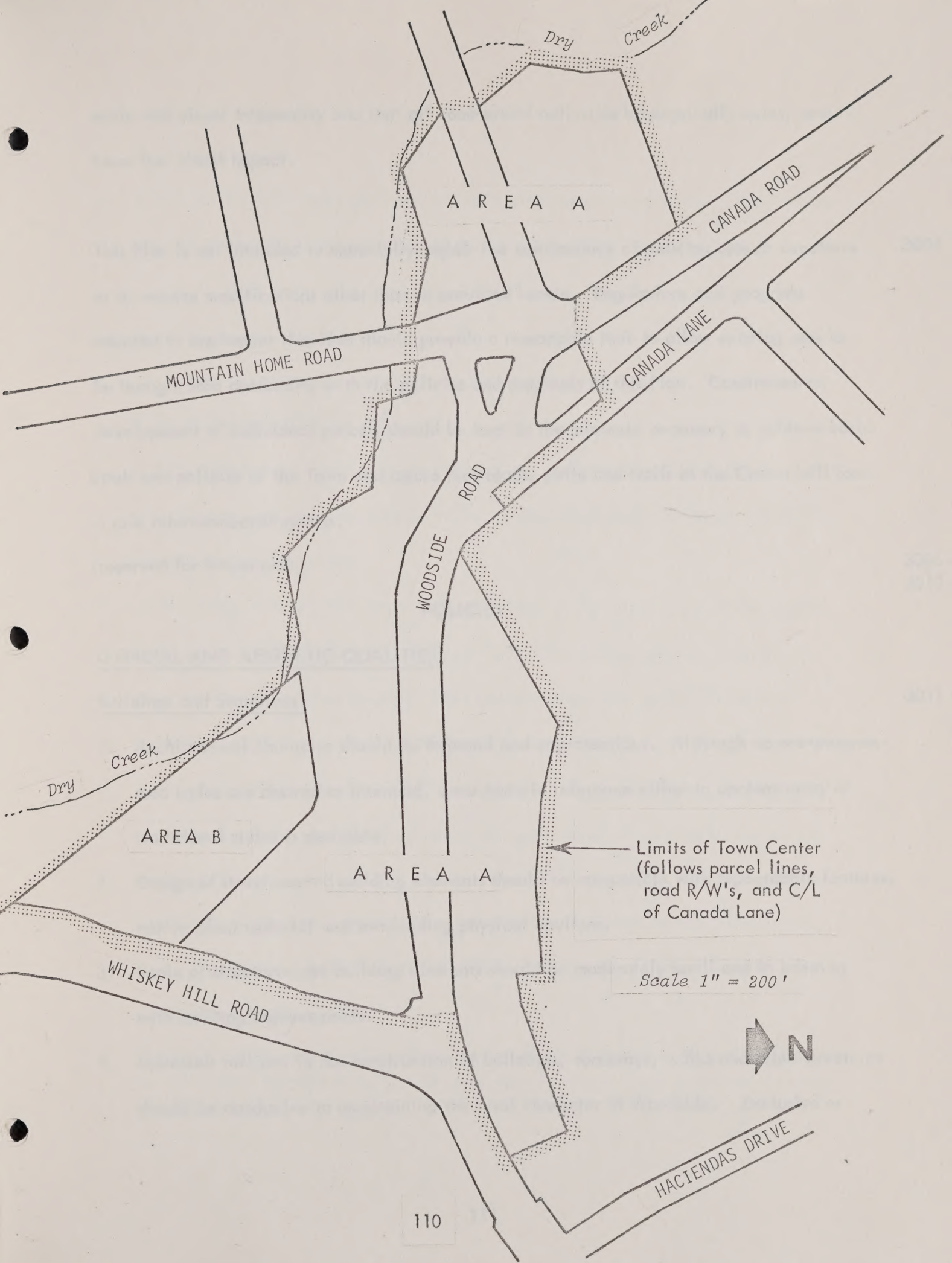
INTRODUCTION

This sub-area plan, Part III of the General Plan, is intended to amplify and augment and 3001 further the policies and proposals set forth in Parts I and II. Where additional detail is provided in this Town Center Plan, it is intended to be governing; however, it is not intended to supersede the basic goals and policies included in Parts I and II.

This plan is to be used as a guide to expansion and replacement of existing structures and 3002 facilities and the establishment of new structures and facilities needed to provide reasonable and accustomed services to local residents. It provides a framework for gradual changes in the area which will take place over a period of time by a combination of private endeavors and public actions. It also provides, in conjunction with Parts I and II of this General Plan, a basis for necessary implementing regulations and programs.

The extent of the Town Center Commercial Area is described in general terms in paragraph 3003 2222 and indicated more exactly in the following diagram (see over). Commercial activities should in the main be limited to Area A. Area B is identified as suitable for civic, cultural and institutional uses of lower intensity than in Area A. (See paragraph 3015 for definition of intensity.)

The Plan is intended to guide, unify and enhance, both functionally and aesthetically the 3004 development and use of separately owned private properties in coordination with public spaces and facilities. It is desired that the Town Center maintain the existing physical



A R E A A

MOUNTAIN HOME ROAD

CANADA ROAD

CANADA LANE

WOODSIDE ROAD

AREA B

A R E A A

Limits of Town Center
(follows parcel lines,
road R/W's, and C/L
of Canada Lane)

Scale 1" = 200'



WHISKEY HILL ROAD

HACIENDAS DRIVE



Approximate location
of water main
along road

Scale 1" = 100'

North

WATER MAIN

WATER MAIN

AREA A

AREA B

scale and visual informality and that all commercial activities be physically quiet, and have low visual impact.

This Plan is not intended to materially impair the continuance of existing uses or structures or to require modifications other than as provided herein. Regulations and programs adopted to implement this Plan should provide a reasonable time to allow existing uses to be brought into conformity with the policies and proposals of this Plan. Constraints on development of individual parcels should be kept to the minimum necessary to achieve basic goals and policies of the Town and assure that roads, paths and trails in the Center will form a safe interconnected system.

(reserved for future use)

POLICIES

GENERAL AND AESTHETIC QUALITIES

Buildings and Structures

1. Architectural character should be informal and unpretentious. Although no pre-programmed styles are desired or intended, some historic reference either in contemporary or traditional styles is desirable.
2. Design of structures and building elements should be compatible with topographic features, native plant material and surrounding physical environs.
3. Scale of structures and building elements should be moderately small and in keeping with existing improvements.
4. Materials utilized in the construction of buildings, roadways, walks and other structures should be conducive to maintaining the rural character of Woodside. Exclusive or

excessive use of glass and glass block, porcelain-enamel, metal, chrome and plastics should be avoided.

5. Structures on adjoining properties should be visually and functionally related to foster overall community identity, while allowing independent settings and design expression.

3012

Landscaping and Site Development

1. Existing vegetation along Dry Creek should be carefully protected and additional planting provided where necessary to form a substantial buffer between commercial and residential properties.
2. Landscaping of individual sites should contribute to the visual unity of the Center. Trees and other large plant materials should be selected and placed to become a part of an overall design scheme. This does not mean that the individuality of separate enterprises and institutions should be discouraged.
3. Planting should be used to establish a pleasant setting for structures, screening of service and parking areas, and to soften the appearance of building elements and paved areas.
4. The character of planting and landscape materials should be suited to the building style, topographic land form, soil conditions and exposure, and compatible with existing native materials.
5. The areas of native vegetation along Dry Creek together with landscaped open spaces on individual sites and along public ways should form an "open space web" linking the several parts of the Center.

Learning and the Environment

1. Existing vegetation along the 7 mile stretch is mostly mature hardwood forest. Existing vegetation should be retained to the maximum extent possible and undisturbed vegetation.
2. Landscaping of the 7 mile stretch is to be done in a way that is aesthetically pleasing and ecologically sound. The design should be a mix of native and non-native plants and trees. The design should be a mix of native and non-native plants and trees. The design should be a mix of native and non-native plants and trees.
3. Existing vegetation should be retained to the maximum extent possible and undisturbed vegetation.
4. The design should be a mix of native and non-native plants and trees. The design should be a mix of native and non-native plants and trees. The design should be a mix of native and non-native plants and trees.
5. The design should be a mix of native and non-native plants and trees. The design should be a mix of native and non-native plants and trees. The design should be a mix of native and non-native plants and trees.

Signs

3013

1. Signs should be designed to be compatible with the building character and environs.
2. All signs should be as simple as possible in lettering and logo design. Size and placement should be controlled through appropriate regulations.

Lighting

3014

1. Night lighting should be provided as necessary for safety with particular attention to pedestrian walks and parking areas.
2. All exterior lighting sources should be shielded or screened from view from roadways and adjoining properties, and intensity limited to that necessary for safety and identification.

LAND USE

3015

1. Types of uses should be limited to those identified in paragraph 2222.
2. Policies, standards and criteria set forth in paras. 2203 and 2224 should be observed.
3. Intensities of use should be compatible with adjoining residential uses. Critical factors are: ratios of built to unbuilt space; hours of operation; generation of noise, odors, smoke, or fumes; energy consumption; character and intensity of lighting; traffic generation and parking requirements; extent of land form modification; mitigating measures employed including landscaping and adjustment of structure design to recognize conditions on-site and on adjoining properties.
4. Late nighttime activities should be discouraged and hours of operation regulated to assure against disturbance to adjoining residential properties with particular attention given to uses with high traffic impact.

1. Signs should be designed to be visible from the road at night.
2. All signs should be visible at night, and the lighting should be designed to be visible from the road at night.

Lighting

1. All signs should be visible at night, and the lighting should be designed to be visible from the road at night.
2. All signs should be visible at night, and the lighting should be designed to be visible from the road at night.

Lighting

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3. All signs should be visible at night, and the lighting should be designed to be visible from the road at night.
4. All signs should be visible at night, and the lighting should be designed to be visible from the road at night.

5. Special procedures should be established for review of proposed new developments and changes in use to assure consistency with the objectives, principles, standards and criteria of this General Plan. Specific consideration should be given to: intensity of use; visual qualities; the probability that the use will serve primarily the residents of Woodside; scheduling of site development and other construction; conformance with any specific plans for circulation and landscaping.

CIRCULATION

3016 The policies set forth below under separate headings are intended to further the following objectives:

1. To provide safe and convenient circulation for all persons within the Town Center by clearly defined and separated ways and routes for motor vehicles, pedestrians, equestrians, and bicyclists.
2. To encourage and provide a pleasant circulation system through and within the Town Center without the use of vehicles, with space for additional tree planting wherever feasible on public and/or private property.
3. To reduce or eliminate the various existing hazards and problem areas, i.e:
 - a. Egress from parking areas and service stations onto Woodside Road.
 - b. Large expanse of asphalt on Woodside Road from Whiskey Hill Road to Canada Road.
 - c. Multiplicity of parking and turning movements along the Woodside Road corridor.
4. To restrict or prohibit facilities within or near Town limits which would generate a large increase in traffic through Town Center.
5. To divert as much through traffic as possible from routes in the Town Center to thoroughfares or regional trails in other locations. (See also paras. 2417-2420.)

5. Special provisions shall be made for the purpose of providing for the

and changes in the law in relation to the objects of the

and changes in the law in relation to the objects of the

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with any special provisions for the purpose of providing for the

Chapter 1

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12. To provide for the purpose of providing for the purpose of providing for the

Motor Vehicle

3017

1. Separate parking movements from the through traffic on Woodside Road.
2. Limit turning movements along Woodside Road.
3. Require installation of additional parking spaces away from Woodside Road where needed.
4. Limit and define ingress and egress areas along Woodside Road.

Pedestrian

3018

1. Provide safe, well defined separate paths along both sides of Woodside Road within Town Center limits--separated from vehicular traffic wherever feasible.
2. Provide safety paths for school children and secondary paths for convenient access to shops at rear of commercial enterprises as well as to equestrian trails, minor roads and other facilities.
3. Pedestrian cross walks should be provided at safe convenient locations on roads and clearly marked.

Equestrian

3019

1. Provide clearly defined, safe trails through the Town Center.
2. Eliminate hazards on existing trails.
3. Define any regional trails within Town Center and install suitable markers.
4. Provide places to tie up horses at commercial and institutional establishments.

Bicycle

3020

1. Provide clear definition of regional and all other desired bike lanes on roads within Town Center.

Activity 1/11/15

1. Separate testing movements from the training routine as follows:
2. First testing movement: short distance
3. Repeat testing at additional points (e.g. 10m, 20m, 30m, 40m, 50m, 60m, 70m, 80m, 90m, 100m)
4. Short and short again and again until the test is over

Activity 2/11/15

1. Provide each with different equipment (e.g. short, long, high, low, etc.)
2. Test each child's ability to perform the same movement with different equipment
3. Provide each child with a different challenge (e.g. short, long, high, low, etc.)
4. Repeat testing at additional points (e.g. 10m, 20m, 30m, 40m, 50m, 60m, 70m, 80m, 90m, 100m)

Activity 3/11/15

1. Provide each child with a different challenge (e.g. short, long, high, low, etc.)
2. Test each child's ability to perform the same movement with different equipment
3. Provide each child with a different challenge (e.g. short, long, high, low, etc.)
4. Repeat testing at additional points (e.g. 10m, 20m, 30m, 40m, 50m, 60m, 70m, 80m, 90m, 100m)

Activity 4/11/15

1. Provide each child with a different challenge (e.g. short, long, high, low, etc.)

2. Provide well defined safe bike paths for school children and others.
3. Provide for bicycle parking at commercial and institutional establishments.

3021-

3030

(Reserved for future use)

STANDARDS AND DESIGN PRINCIPLES

LAND USE AND DEVELOPMENT

3031

The varying physical characteristics of lands within the Center should be recognized.
(See also paras. 1400 and 2203.)

3032

Specific standards should be included in Town regulations covering: maximum allowable building coverage and building height; required landscaped and other open space areas; scale of buildings; noise limits; lighting; and parking requirements and limits related to type of use.

3033

CIRCULATION

1. Pedestrian paths should be of sufficient width for walkers to pass.
2. Pedestrian paths should be surfaced and separated by a curb or other device from parking areas and driveways.
3. Trails and paths should be separated and protected from vehicular ways as much as possible.
4. Trails and paths should be planned and constructed to minimize the need for mixed equestrian, pedestrian and bicyclist use of individual paths.
5. Bike racks and hitching rails should be conveniently located.

IMPLEMENTATION

The Town of Woodside will:

3034

1. Review Town regulations and give consideration to changes needed to insure consistency with this Part and provide specific procedures and requirements for implementation.
2. Continue to review proposals for development and change within the Town Center Area to assure that the objectives, principles, standards, and criteria of this Part and other applicable General Plan policies are adhered to.
3. Support programs to improve the visual quality of the Town Center.
4. Continue to work with other governmental agencies and property owners to reduce hazards caused by conflicting traffic movements.
5. Look favorably upon changes in parcel configuration which would reduce the problems of access and circulation within the Town Center.
6. Formulate precise plans in cooperation with property owners to coordinate all improvements needed along public ways so that property owners will know what will be required in terms of public ways, plantings, drainage, and other improvements.

the first to be made with

1. The first step is to identify the problem and then to determine the goal of the project.

Next, you will need to identify the resources and the timeline for the project.

Then

2. The next step is to identify the resources and the timeline for the project.

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WILLIAM SPANGLE & ASSOCIATES City & Regional Planners

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CRIG, FILE

October 22, 1976

Revised to 11/19/76

ENVIRONMENTAL ASSESSMENT

Proposed Amended Town Center Plan

Town of Woodside, October 1976

OCT 25 1976

This is an assessment of potential environmental impact of proposed changes in the Town Center Plan (TCP) which could result following adoption of the Proposed Amended Town Center Plan (draft dated 10/15/76; rev. 10/21/76 and 11/19/76).

Each paragraph and major sub item of the Proposed Amended Town Center Plan was evaluated for: 1) changes from the Town Center Plan now in effect; and 2) potential environmental impact of such changes. These changes and their potential impacts are recorded in the attached work sheets. Headings and nomenclature used in the Table are defined as follows:

Paragraph No.

These are the paragraph numbers in the Proposed Amended Town Center Plan 10/21/76

Reference

Refers to page and section in the Town Center Plan of 1970 presently in force

Nature of Change

S

Substantive change

NS

No substantive change

Environmental Impact

O

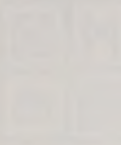
No identifiable impact

Pos

Potential positive environmental impact; i.e. decreases impact on environment

Submitted by

William E. Spangle, A.I.P.



WILLIAM SPANGLER & ASSOCIATES

1000 15th Avenue, Suite 1000, San Francisco, CA 94133

04/11/97

04/11/97

04/11/97

REVISIONS TO SPECIFICATIONS
Project: [illegible]
Date: [illegible]

This is a statement of work for the [illegible] project. The project is to [illegible] the [illegible] system. The project is to be completed by [illegible] date.

The project is to be completed by [illegible] date. The project is to be completed by [illegible] date. The project is to be completed by [illegible] date.

Project: [illegible]
Date: [illegible]

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Project: [illegible]
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Date: [illegible]

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Project: [illegible]
Date: [illegible]

Project: [illegible]

Project: [illegible]

[illegible signature]

William Spangler & Associates

ENVIRONMENTAL ASSESSMENT Work Sheets

Paragraph No.	Reference* Page	Section	Nature of Change	Environmental Impact	Notes
3001	-	-	S	O	Clarifies nature of TCP
3002	1	A	S	O	Clarifies purpose of plan
3003	2	B.6.	S	O	Modifies and clarifies boundaries of Town Center
	4	E.1.			
3004	1	B.4.	NS	O	Restates objectives included in earlier Plan
		B.2.			
3005	2	B.2.	S	O	Provides general guidelines for application of policies to existing development
3011.1	2	C.7.	NS	O	Restates prior policy
.2	-	-	S	Pos	New provision
.3	2	C.7.	NS	O	Restates prior policy
.4	2	C.8.	NS	O	Restates prior policy
.5	-	-	S	Pos	Strengthens prior policy
3012.1	-	-	S	Pos	New
.2	2	C.6.	NS	O	Restates prior policy
.3	2	C.6.	NS	O	Restates prior policy
.4	2	C.6.	NS	O	Restates prior policy
.5	3	D.4.	NS	O	Restatement
3013.1	-	-	S	Pos	New policy
.2	-	-	S	Pos	New policy
3014	-	-	S	Pos	New policy
3015.1	1	A	NS	O)	Redefinition and clarification;
.2			NS	O)	ties Part III (TCP) to Parts I and II of the General Plan
				)	
.3	3	D.5.	S	Pos	Improves definition of intensity of use
.4	-	-	S	Pos	Adds policy on controls of nite time operations
.5	-	-	S	Pos	Adds review process for all new enterprises
3016.1	1	B.2.			
	2	C.2,C.3	NS	O	Restatement
.2	-	-	S	Pos	New policy
.3	1	B.2.	NS	O	Restatement
.3a	2	C.2.	NS	O	Restatement
.3b	-	-	S	Pos	New policy
.3c	2	C.2.	NS	O	Restatement
3016.4	-	-	S	Pos	New policy
.5	-	-	S	Pos	New policy

* To Town Center Plan now in effect

Paragraph No.	Reference*		Nature of Change	Environmental Impact	Notes
	Page	Section			
3017.1	2	C.2.	NS	O	Restatement
.2	2	C.2.	NS	O	Restatement
.3	4	D.7, 8.	NS	O	Restatement
.4	2	C.2.	NS	O	Restatement
3018.1	2	C.1, 4.	NS	O	Restatement
.2	2	C.1.	S	O	Adds concept of safety path
3019.1	2	C.3.	NS	O	Restatement
.2	2	C.1.	S	O	New policy
.3	-	-	S	O	New policy
.4	-	-	S	O	New policy
3020.1	-	-	S	O	New policy
.2	2	C.1.	NS	O	Restatement
3031			S	Pos	Introduces new concept
3032	3	D.3.	S	O	Defines additional subject areas to be covered by Town regulations
3033	-	-	S	O	New design principles
3034	11	F	S	Pos	Updates implementation proposals

APPENDIX A--REFERENCES

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- (2) William R. Dickinson, Reconnaissance of Active Traces of San Andreas Fault in Woodside, 1973
- (3) California Division of Mines and Geology, "Special Studies Zones Maps," maps at scale 1"=2000 for selected USGS quadrangles, Sacramento, Calif., 1974
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- (17) (unsigned) "Potential Mudslide Activity, Flood Prone Areas", map at scale 1"=600', December 24, 1971 single copy on file at Town Hall, Woodside
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PC(1) C6
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- (29) _____, Census of Housing, 1970, U.S. Summary,
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- (30) _____, Census of Housing, 1970, California,HC(1) B6
- (31) _____, Census of Housing, 1970, San Francisco-
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- (32) _____, Census of Housing, 1970, San Jose Urbanized
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APPENDIX B

BASIC AND INTERPRETIVE INFORMATION AND ITS USE
IN FORMULATING THE GENERAL PLAN

The data used in the preparation of this General Plan was the best available at the time the Plan was prepared and reviewed. Most of the data regarding physical conditions is derived from small scale maps. These provide generalized data about relatively large areas and do not provide detailed data about specific sites. For example, the map* showing landslide susceptibility carries these notes indicating the nature of the data, limitations, and qualifications that should be heeded in its use:

HOW TO USE THE MAP

The map is intended primarily for solving problems involving slope stability, such as planning subdivision-size blocks of land in undeveloped areas. It indicates roughly and indirectly how extensive and how expensive the landslide problem may be in these areas, and it provides a guide to alternative areas that might be less costly. It can be used in preliminary selection of sites for roads and other transportation systems, utilities, canals, sewer systems, cemeteries, parks, reservoirs, recreational facilities, large factories, subdivisions, and schools.

The map should not be used to determine the stability of specific building sites. A structure in an area designated IV, for example, may be safer from landsliding than a building in an area designated I. On the other hand, a property owner can use this map in a general way to determine relative landslide hazards, because the chances are greater, on the average, that landslide damage will occur in an area marked IV than in an area marked I.

The map can also be used as a general guide to areas that should receive further investigation from engineering geologists and/or soils engineers. Areas designated III or higher have most of the known landslide problems that have occurred in the county, so that it would be prudent to require the guidance of an engineering geologist and/or soils engineer in the development of these areas. Some landslides may occur in areas I and II, but the hazard does not appear to be great enough to warrant additional governmental restrictions at this time.

Proper use of data requires that the limitations be fully understood. Enlarging small scale maps will not improve either the specificity or accuracy of the data.

It is anticipated that more detailed data will be compiled in the future for the Woodside Planning Area, and for specific sites within it. When new data becomes available, it should be reviewed carefully and, if found to be more specific or more accurate, it should be used to augment or supersede the data used in formulating this Plan. For example: When found to meet Town standards, a detailed topographic survey of a specific site at a scale of 1" = 100', made by a qualified engineer, should be used to supersede the topographic information used in this Plan (from the Town Base Map, scale 1" equals 600', or from U.S.G.S. maps, scale 1" equals 2,000').

For further guidance in use of mapped data, particularly from earth science fields, (geology, hydrology, etc.), see excerpts from Application of Earth Science Information in Urban Land Use Planning on file at Town Hall.

* Earl E. Brabb, et.al., 1972, Landslide Susceptibility in San Mateo County, Miscellaneous Field Studies Map MF-360, U.S. Department of the Interior, Geological Survey.
Scale 1:62,500.